OFFICE OF THE MAYOR
SAN FRANCISCO

WILLIE LEWIS BROWN, JR.

TREASURE ISLAND PROJECT
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BUILDING 1, 2ND FLOOR
TREASURE ISLAND
SAN FRANCISCO, CA 94130
(415) 274-0660
FAX (415) 274-0299

Treasure Island Citizens Advisory Committee (TICAC)
Kick-off Meeting Agenda
Monday, November 13, 2000, 6:30 p.m.
Treasure Island Job Corps, Building 442

I Introductions and Welcome

II TICAC Organization and By-Laws

1. Review and discussion of TICAC by-laws
2. Discussion of scheduled tours of Treasure Island
3. Discussion of regular meeting dates for TICAC
4. Review of Sunshine Act, Brown Act and Public Records Act

III Questions

IV Public Comment

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Agenda

Treasure Island /Yerba Buena Island
Citizens Advisory Board

Monday, December 11, 2000, 6:00 p.m.
Treasure Island Job Corps, 655 H Street, Building 442

I. Roll Call

II. Public Comment

III. Update on Treasure Island /Yerba Buena Island Citizens Advisory Board By-Laws.

IV. Continuation of the orientation and overview of the Treasure Island Project:
- Review of the Draft Reuse Plan.
- Explanation of the provisions of the California State Tide Lands Trust and how the Trust affects the development and future uses of the islands.
- Review of the Environmental Impact Report and the Environmental Impact Statement (EIR/EIS), and the Navy's cleanup schedule.
- Status of the Treasure Island Development Authority's application to the Navy for the Economic Development Conveyance (EDC) of the islands to the City and County of San Francisco.
- Update on the issuance of the Request For Qualifications (RFQ) for a master developer for Yerba Buena and Treasure Island.

V. Adjourn

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Agenda

Treasure Island /Yerba Buena Island
Citizens Advisory Board

Thursday, January 18, 2001 6:00 p.m.
Treasure Island Job Corps, 655 H Street, Building 442

I. Roll Call

II. Public Comment

III. Report on the Treasure Island Development Authority meetings of December 21, 2000 and January 10, 2001. (Information Item)

IV. Presentation of the Sustainability Plan for the City and County of San Francisco by Francesca Vietor, Director of the Commission on the Environment. (Information Item)

V. Conclusion of the orientation and overview of the Treasure Island Project: (Information Item)
- Review of the Environmental Impact Report and the Environmental Impact Statement (EIR/EIS), and the Navy's cleanup schedule.
- Status of the Treasure Island Development Authority's application to the Navy for the Economic Development Conveyance (EDC) of the islands to the City and County of San Francisco.
- Update on the issuance of the Request for Qualifications (RFQ) for a master developer for Yerba Buena and Treasure Island.

VI. Discussion and possible election of Officers. (Action Item)

VII. Adjourn

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Treasure Island Development Authority
410 Palm Avenue, Building 1, 2nd Floor
Treasure Island
San Francisco, CA 94130

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Agenda

Treasure Island /Yerba Buena Island
Citizens Advisory Board

Thursday, February 15, 2001, 6:00 p.m.
Treasure Island Job Corps, 655 H Street, Building 442

I. Roll Call

II. Public Comment

III. Report on the Treasure Island Development Authority meeting of February 14, 2001. (Information Item)

IV. Election of Officers (Action Item)

V. Designation of Citizen's Advisory Board committees and appointment of members for each committee. (Action Item)

VI. Update on the responses to the primary developer RFQ (Discussion Item)

VII. Update on Caltrans and Oakland/San Francisco Bay Bridge (Discussion Item)

VIII. Adjourn

February 15, 2001

Treasure Island Development Authority

February 15, 2001

Minutes
Treasure Island/Yerba Buena Island Citizens Advisory Board
February 15, 2001 - 6p

Meeting called to order at 6:05pm

Item One: Roll Call

Present: members Arcelona, Belenson, Berts, Brennan, Brodsky, Brown, Clemens, Crowley, DeLane, Garcia, Goncalves, Hirschhorn, Hutzel, Knowles-Pearce, Levine, Miller, Molinare, Moore, Runge, Yee.

Absent: Aguirre, Damiani, Dipman, Kasky

Item Two: Public Comment

None offered.

Item Three: Report on TIDA meeting of February 14, 2001 Stephen Proud of TIDA offered a report.

Item Four: Election of officers

Action: Karen Knowles-Pearce was elected chair. Action: Steve Arcelona was elected vice-chair. Action: Alex Clemens was elected secretary.

Item Five: Designation of CAB Committees and appointment of members for each committee

Discussed: Outreach, Seismic, Sustainable Development, Wetlands, Transportation, Environmental, Infrastructure, Open Space, Design and Planning, Parks and Recreation.

Action: Planning and Development Committee: Chair Levine, Brodsky, Hirschhorn, Belenson, Moore, Hutzel. Representative to the TIDA RFQ Committee: Levine. Alternate representative: Hirschhorn.

Item Six: Update on the responses to the primary developer RFQ Stephen Proud reported the following:

TIDA Received two proposals from Treasure Island Community Development LLC (Troon Pacific, Interland, Kenwood Investments, Lennar) and Navillus LLC (Ron Sullivan, Cushman/Wakefield, Dinwiddie, Sustainable Development 21). The plan is to evaluate the proposals with a consultant and a review committee, and complete the review process by the April TIDA meeting. Development proposals were offered to the media by the development companies, not by TIDA. TIDA is analyzing their options should neither team pass the qualifying process.

Public comment:

Eve Bach from Ark Ecology suggested that we should suggest to the TIDA board as to how we would like them to deal with only having two developers.

Item Seven: Update on Caltrans and Oakland/San Francisco Bay Bridge Continued to the next meeting.

Item Eight: Adjournment.

Meeting adjourned at 8:25p.

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Agenda

Treasure Island /Yerba Buena Island
Citizen's Advisory Board

Thursday, March 15, 2001, 6:00 p.m.
Treasure Island Job Corps, 655 H Street, Building 442

I. Roll Call

II. Approval of Minutes of February 15, 2001 meeting. (Action Item)

III. Report on the Treasure Island Development Authority meeting of March 14, 2001. (Information Item)

IV. Report from the Treasure Island /Yerba Buena Island Citizen's Advisory Board first Planning and Development Sub-Committee meeting of March 7, 2001. (Information Item)

V. Presentation of the Sustainability Plan for the City and County of San Francisco by David Assmann, Deputy Director of the Commission on the Environment. (Information Item, continued from January 18, 2001)

VI. Update on Caltrans and Oakland/San Francisco Bay Bridge (Discussion Item, continued from February 15, 2001)

VII. Announcements from Board members (Discussion Item)

VIII. Future Agenda Items (Action Item)

IX. Public Comment

X. Adjournment

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APPROVED MINUTES
Treasure Island/Yerba Buena Island Citizen's Advisory Board
Meeting of March 15, 2001

I Roll Call
Present: Arcelona, Belenson, Brennan, Brodsky, Brown, Clemens, Crowley, Damiani, DeLane, Dipman, Garcia, Goncalves, Hirschhorn, Hutzel, Knowles-Pearce, Levine, Miller, Molinare
Absent: Aguirre, Berts, Kasky, Moore, Runge, Yee

II Approval of Minutes of February 15, 2001 meeting. (Action Item) The minute were approved.

III Report on the Treasure Island Development Authority meeting of March 14, 2001. (Information Item)
There was no TIDA meeting to discuss as the meeting was cancelled.

IV Report from the Treasure Island /Yerba Buena Island Citizen's Advisory Board first Planning and Development Sub-Committee meeting of March 7, 2001. (Information Item) Levine reported that the subcommittee met last week to discuss the RFQs and replies. They received information from TIDA. They compared the replies with the criteria in the RFQ. Unfortunately, the information given in the proposals made it difficult to evaluate.

They needed information on the financial side to determine if they could take on this size of a project. They wanted information on other projects the developers have done in the past.

The next phase is to ask for further information to make a judgement, and report back to the CAB. In the May meeting, TIDA would make decisions on the RFQ replies, and they need more information to make their evaluation.

Proud contacted Commissioner Elberling and Director Conroy to get more information. He got the complete proposal from TICD and other sections from Navillus from TIDA. Financial statements that were public would be brought to the subcommittee.

Proud stated that there may be an investigation undertaken to find out why more developers who were expected to submit proposals did not.

Hutzel discussed the subcommittee's opinions on the two replies to the RFQ and thoughts on the process in general. See memo from subcommittee for details.

V Presentation of the Sustainability Plan for the City and County of San Francisco by David Assmann, Deputy Director of the Department on the Environment. (Information Item, continued from January 18, 2001) Assmann presented the Sustainability Plan, a concept of a sustainable society that allows for future generations, including issues of air quality,

biodiversity, transportation, water, economic development, environmental justice, and more. There are goals and objectives for each year, and a five year plan that will end in 2002.

In August 1997, the Board of Supervisors passed a Sustainability Plan as official policy. The Department has fourteen staff who administer the Clean Air Program, the Integrated Pest Management Program, the Resource Efficient Building Program, and work on issues like indoor air quality, recycling, tree planting,

Damiani asked if the Department can serve as a consultant on environmental issues, and Assmann said that they could provide assistance from staff and referrals.

Levine said that the Department is currently working with City departments. Levine asked about this issue and Assmann replied that they are doing what they can with limited staff and a city staff of over 30,000.

Brodsky discussed the Presidio Trust, and its recycling programs during deconstruction projects. Proud talked about a pilot project on TI with TIHDI to recycle a desconstructed building. They rec'd a $100K grant from state to start program.

Hirschhorn asked about the enforcement of the sustainability plan, and Assmann discussed the process by which the Department would do so.

Brodsky discussed the Board's resolution for TI to be a sustainable development, and discussed the scoring process for the primary developer as part of the RFP. Proud discussed the fact that the scoring process was not developed for the RFQ, and was going to be developed for the RFP.

VI Update on Caltrans and Oakland/San Francisco Bay Bridge (Discussion Item, continued from February 15, 2001) Proud presented information about how the deed was transferred to TIDA on October 26, 2000. He discussed the fee transfer process by which Caltrans made the transfer, and the temporary construction easement. There was a combination of fee transfer and a temporary construction easement. He touched upon the special circumstances of the Torpedo House, and the Native American burial ground, including aerial easements.

Proud discussed the environmental restoration investigation sites, and the feasibility study of the remediation sites, and how the Navy has a responsibility to clean the sites before turning them over to TIDA.

Proud discussed the early transfer process for remediation, which was being contemplated by the Navy, and pointed out the conflict between where cleanup dollars would be spent - on Caltrans issues or reuse areas. Proud discussed how TIDA was working with Caltrans on the bridge project.

VII Announcements from Board members (Discussion Item)
Brennan announced that the RAB had an open house, and encouraged people to learn more about that board.

Levine passed out information on the Sunnyside Conservancy. VIII Future Agenda Items (Action Item) City Attorney Choy discussed a future presentation on the Sunshine act. Brodsky suggested an item on the Police Academy, and the suggested move to TI.

Hutzel suggested an action item on the recommendation to TIDA about the RFQ replies.

Molinare suggested an action item to establish more committees, and an agenda item to hear committee reports.

Brennan offered to make a presentation on RAB activities. Brodsky suggested that Ruth Gravanis make a presentation on the wetlands.

IX Public Comment
There was none.

X Adjournment
The meeting adjourned at 7:55p.

Agenda

Treasure Island /Yerba Buena Island
Citizen's Advisory Board

See "revised agenda"

Thursday, April 19, 2001, 6:00 p.m.
Treasure Island Job Corps, 655 H Street, Building 442

I. Roll Call

II. Approval of Minutes of March 15, 2001 meeting. (Action Item)

III. Report on the Treasure Island Development Authority meetings of March 29 and April 11, 2001. (Information Item)

IV. Presentation of the Sunshine Ordinance, [Chapter 67 of the San Francisco Administrative Code] and the Brown Act by Deputy City Attorney, Dorji Roberts. (Discussion Item)

V. Report on the possible move of the San Francisco Police Academy to Treasure Island. (Discussion Item)

VI. Report on the status of the Restoration Advisory Board. (Discussion Item)

VII. Announcements from Board members (Discussion Item)

VIII. Future Agenda Items (Action Item)

IX. Public Comment

X. Adjournment

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* REVISED *

Agenda

Treasure Island /Yerba Buena Island
Citizen's Advisory Board

Thursday, April 19, 2001, 6:00 p.m.
Treasure Island Job Corps, 655 H Street, Building 442

I. Roll Call

II. Approval of Minutes of March 15, 2001 meeting. (Action Item)

III. Report on the Treasure Island Development Authority meetings of March 29 and April 11, 2001. (Information Item)

IV. Presentation of the Sunshine Ordinance, [Chapter 67 of the San Francisco Administrative Code] and the Brown Act by Deputy City Attorney, Dorji Roberts. (Discussion Item)

V. Designation of Citizen's Advisory Board subcommittees and appointment of members for each committee. (Action Item)

VI. Report from the Planning and Development Subcommittee (Discussion Item)

VII. Report on the status of the Restoration Advisory Board. (Discussion Item)

VIII. Announcements from Board members (Discussion Item)

IX. Future Agenda Items (Action Item)

X. Public Comment

XI. Adjournment

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Approved at 05-17-01 CAB mtg

TTYBICAB meeting 4/19/01

MINUTES prepared by Clemens

Meeting called to order at 6:11 pm.

I – Roll Call
Present: Arcelona, Brennan, Brodsky, Brown, Clemens, Delane, Dipman, Garcia, Goncalves, Hirschhorn, Hutzel, Knowles-Pearce, Levine, Molinare, Moore, Runge, Yee.

Absent: Aguirre, Belenson, Berts, Crowley, Damiani, Kasky, Miller

II – Approval of minutes
Brodsky said that at the last meeting, Hutzel made a motion (seconded by Brodsky) to place an agenda item on RFQ replies on the TTYBICAB agenda for this month, which should go on the last page. [The Secretary regrets the error.] With amendments, minutes were M/S/P.

Brodsky posed a question about why Police Academy item was taken off agenda. Knowles-Pearce said the invited officer couldn't make it. Brodsky moved to invite individuals with varying views on the Police Academy to the meeting. Motion M/S/P.

III – Report on TIDA meetings
Proud discussed TIDA meetings. The first meeting dealt with property conveyance and EIR, mural donation, leases to buildings, contracts with TIDA organizations, amendment to John Stewart lease, passing of Bob Mahoney.

The second meeting dealt with use of brig, contracts with TIDA organization, leases for photo booth, amending John Stewart lease, approval of budget for 2K1-2K2, authorizing grant for temporary ferry terminal.

IV – Presentation of the Sunshine Ordinance
Catharine Barnes of the City Attorney's office made a presentation on the Sunshine Ordinance, the Brown Act, and other ethics and open meetings laws to the CAB.

V – Designation of CAB Subcommittees
Molinare encouraged the formation of an Outreach Subcommittee to encourage opinions from diverse communities, and perhaps to solicit new members to fill vacancies. Levine, Clemens and other members of the CAB agreed with Molinare's presentation and ideas.

When asked by Knowles-Pearce, Connaroe said that one vacancy was still standing, and though she has received no letter yet from Lentice Berts or Ina Aguirre, they have expressed that they are dropping out, and that the fourth consecutive absence of Marc Kasky rendered him ineligible to continue on the CAB, due to our bylaws.

Knowles-Pearce said that she had reservations about forming the subcommittee, and reminded the CAB that it was an advisory board, and a public, not a political, entity. She discouraged CAB members from talking to the media.

Dipman said that the CAB should plan out how we contact the media, but said that the CAB members should not be prohibited from talking with the media.

Brodsky said that those appointed by the Board of Supes might need to speak with the Board in the course of their duties on behalf of the CAB, and that he reserved the right to speak to the Board in public session about the CAB.

Molinare said that he felt the committee would be useful, and reiterated that the real work gets to be done by the committees. Molinare made the motion to form the committee.

Hutzel seconded the motion.

Hirschhorn asked whether there existed any outreach already.

Conarroe said that minutes are posted, there exists a website, and summaries are provided to TIDA.

Proud discussed the resident community meetings on Treasure Island and various groups that have expressed an interest in what happens on Treasure Island.

Knowles-Pearce discussed whether the meetings taking place on TI affected the turnout.

Arcelona suggested meeting occasionally on the mainland.

Molinare suggested that the committee members could attend the meetings of existing community groups.

Dipman suggested adding holding TI/YBI community hearings and reaching out to neighbors to the Outreach Committee proposal submitted by Molinare.

Yee asked what is the definition of the committee.

Knowles-Pearce said that she felt that those interested in our meetings would show up in due time.

Hirschhorn said that she questioned why the responsibility for outreach fell on the committee, rather than staff.

Levine said that we were responsible for getting information from San Franciscans.

Knowles-Pearce said that that re-raised the question of whether the committee should be formed.

Dipman said that the Hunters Point base closure might give us the opportunity to learn from their experiences.

Yee said that perhaps the definition of outreach was in question, and again questioned the need for the committee.

Molinare said that he felt the committee would both solicit input and let others know what we are doing. He again said that he would move that the committee be formed.

Ruth Gravanis of the public suggested that the chair could appoint a task force to help create a committee. She suggested adding "encouraging people to fill vacancies", setting up media protocol.

Clemens said that he urged the chair to form the committee, based on the strong interest displayed by several members present.

Molinare restated the motion: recommend to chair to consider creation of an appointment committee.

Motion passed unanimously.

Chair created the committee and asked for the committee to meet and determine what the committee's role should be, which will be presented to the CAB at the June meeting.

Molinare was named chair. DeLane, Garcia, Runge, Yee, Brown, and Clemens were named members.

VI – Planning and Development Subcommittee
Committee members are reviewing information, and will be meeting in a couple of weeks, and will report back at the next meeting.

Brodsky said that the item should be listed on the agenda as an action item.

VII – Restoration Advisory Board
Brennan said the RAB met this week, reported that some of the testing in Site 12 (which consists of the TI Housing area) is finishing up, and they are characterizing what contamination is out there. They hope it will be finished soon and are scheduling remediation to be completed or in place by the end of the year. There is presently a lead cleanup action on YBI, Building 66.

VIII – Announcements
Dipman said that TIHDI is having a fundraiser on Thursday the 26th and encouraged members to sign up for the TIHDI mailing list.

IX – Future Agenda Items
Knowles-Pearce said that Gravanis would give a presentation on wetlands, and that there would be a presentation on the Police Academy at the May meeting.

In public comment, Ruth Gravanis discussed a field trip taking place on Yerba Buena Island on April 28.

A moment of silence was observed in honor of Bob Mahoney, and the meeting was adjourned in his memory at 8:27 pm.

Agenda

Treasure Island /Yerba Buena Island
Citizen's Advisory Board

Thursday, May 17, 2001, 6:00 p.m.
Treasure Island Job Corps, 655 H Street, Building 442

I. Roll Call

II. Approval of Minutes for the April 19, 2001 meeting. (Action Item)

III. Report on the Treasure Island Development Authority meeting of May 9, 2001. (Information Item)

IV. Discussion and possible presentation on the possible move of the San Francisco Police Academy to Treasure Island. (Discussion Item)

V. Presentation by Ruth Gravanis on a proposal to create wetlands on Treasure Island (Discussion Item)

VI. Report from the Planning and Development Subcommittee meeting of May 2, 2001. (Information Item)

VII. Approval of the creation of a letter to the Mayor and Board of Supervisors regarding current vacancies. (Action Item)

VIII. Announcements from Board members (Discussion Item)

IX. Future Agenda Items (Action Item)

X. Public Comment

XI. Adjourn

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* Minutes *

Treasure Island/Yerba Buena Island
Citizens Advisory Board
May 17, 2000, 6 pm to 8 pm,
Treasure Island Job Corps - 655 H Street, Building 442

Prepared by Amy Hutzel

I. Role Call

Present: Arcelona, Belenson, Brennan, Brodsky, Brown, Crowley, DeLane, Dipman, Garcia, Hutzel, Knowels-Pearce, Levine, Miller, Moore, Runge, Yee

Absent: Clemens, Damiani, Goncalves, Hirschhorn, Molinare

II. Minutes from April 26 meeting

- Karen Knowles-Pearce pointed out two corrections – Section 5, paragraph 3, the last sentence which she added to the April minutes was omitted and should be reinserted, and Section 9, 2nd paragraph should be removed because it is repeated.
- Catherine Yee – on page 2, Catherine was trying to get at how to define the purpose of the committee versus questioning the need for the committee. This needs to be changed in the first mention, and the second should be deleted as it's repeated.

III. Report on TIDA – moved to after Item IV.

Police Academy

- Eugene Brodsky said he had made a motion at last meeting that the police academy be an action item and it ended up as a discussion item. He sent an email to Karen Knowles-Pearce and others on Friday, May 11, that it needed to be changed in the agenda to an action item and wanted a revised agenda sent out, which did not occur. Karen responded that the action had already been taken by the TIDA board to approve the lease and that, right now, there was no action to be taken by the TI/YBI CAB. Brodsky stated that it still should have been on the agenda as an action item as voted on by the CAB and that Karen removed it unilaterally.
- Annemarie Conroy, Executive Director, TIDA stated that the role of the CAB is to be an *advisory* body to TIDA. We should comment on long-range land use planning issues. This lease is retroactive for this Fiscal Year and goes 6 months into next FY. The bigger decision on the Police Academy will be at that point, when a long-term lease is decided upon.
- Brodsky said he was more concerned with the procedure of the situation and wanted the CAB to be informed of TIDA agenda items in time for the CAB to make recommendations.

- Conroy stated that the TI/YBI CAB is not a miniature TIDA; we are to advise on macro issues.
- Kathrin Moore asked who decides on agenda items – the chair or the CAB members and Karen stated that the chair ultimately decides, but CAB has input each month on items for inclusion on agendas. FX Crowley concurred with Karen that our by-laws do state that the agenda is assembled by the Chair.
- Captain Tim Hettrich, with the San Francisco Police Department spoke about Police Academy.
  He pointed out that this was not an adversarial relationship with the Diamond Heights neighbors. This was approved by the Board of Sups and $ was committed to set up a Police Academy on TI. The D.H. facility is too small for their needs, it used to be an elementary school. The infrastructure has changed, but it has not been enlarged. The Sheriff's Dept does not have a Police Academy and sends deputies to other facilities, at a cost. The goal is to provide a training facility for both the Sheriff's Dept and Police Dept, plus offer facility for other (San Mateo, Marin, etc.) who will pay for this training. With TI facility, they will be able to earn money, bring in speakers by utilizing theater, generate capital to pay rent (they plan to do 8 police academies per year for 40 officers each, at 13-15 weeks).
  On direction of Mayor's office, he looked at future plans for Police Academy. TI was only facility that met their needs – theater, gym, not owned by federal gov't, not as much asbestos problem as Presidio. This has been years in the making. The Police Academy was originally here renting from the Navy. They have put $ into buildings – a boiler, roofing, removal of asbestos. They have been delayed by many things – Navy clean-up, DPW $, leaking roof with nesting gulls, etc.

Questions:

- Carrie Dipman – Q: What will be left at Diamond Heights? A: Leno has taken this on as a political issue. Now zoned P-1, can sell as a school. If R-1, could sell for more $.
- Arnold Levine – Q: The Gym is a major part of their plan, yet is part of the redevelopment area. A: Working it out with TIDA. Potential for Gym to be used on a very limited basis by public, also.
- Eugene Brodsky: Q: How many people on a daily basis? 250-300. How would they travel to TI? Cars, Muni. What happens in emergency? 3 police boats that hold 30 each, are kept at TI for emergency situations.
- FX Crowley – Q: Is this a money making proposition to train others? Yes, 10-15 years down the road.
- Andrea Runge – Q: Were there Police Academy facilities here before DH facility? Yes. The facilities out here are ideal.
- George Brown – Q: Was lease approved by TIDA? A: Yes. Retroactive for 1 year and runs through the end of this year. New lease decision will have to be made at that time.

- Art Belenson – Q: TI is only a limited space. Other places could also accommodate them. A: Hettrich stated that the police simply follow the lead of the Mayor and Board of Sups.
- Eugene Brodsky – Q: Does Police Dept have a contingency plan in case TI doesn't work out? A: Enhance land at DH and add Gym, but this would take over parking lot, which would lead to more street parking.

IV. Report on TIDA meeting by Marianne Conarroe
Interim lease for TI Yacht Club approved for Bldg 298.
Approval of continuation of lease of Pier 1 for 6 months to California Engineering Contractors, Inc.

- Arnold Levine – John Elberling made a comment, in regards to Police Academy lease, that the TI/YBI CAB is not ready to give feedback. Carrie Dipman took the comment to mean that we are not yet gelled and speaking with one voice. Nathan Brennan pointed out that funding for TIDA is critical and that the City is facing a deficit. They made the decision for the short term, but the Board is willing to listen and we are looking at large-scale planning issues. Marianne said that John Elberling has several times in the past commented that he wanted the CAB formed to advise TIDA.

V. Ruth Gravanis – presentation on the Wetlands proposal for TI
The Treasure Islands Wetlands Project is a non-profit with the Rose Foundation as the fiscal sponsor and the SF Foundation and Rose Foundation providing funding.

Ruth gave a slide show with a history of TI/YBI and a presentation of the wetlands proposal. Wetlands are not in the draft reuse plan due to mistaken communications. The goals for wetlands include: stormwater treatment, habitat for plants, birds, other wildlife, recreation and education, and as a visitor attraction. Only 15% of the original tidal wetlands around SF Bay remain. There are health warnings on eating fish from SF Bay. Arcata Marsh, DUST Marsh in Fremont, and others were given as examples of this type of project. Funding opportunities were presented, a proposed location is between the brig and the police academy. There was interest expressed by Karen in taking up this item again later in order to make a recommendation.
Ruth provided a handout describing the wetlands proposal.

VI. Arnold Levine reported on the Planning and Development SubCommittee meeting of May 2. All members were in attendance. Stephen Proud presented the process – consultants have been hired to review replies to RFQ, review process had changed and there is no longer a review committee. Arnold sat on interview panel for two developers on May 17 in the afternoon. There has been a request from the developers for more information, but subcommittee doesn't know what that is. There is a timing issue in regards to the CAB making a recommendation

to the TIDA board – the board is possibly deciding in June on the results of the RFQ process, the week before our CAB meeting.

VII. Creation of a letter to Mayor asking for appointments to CAB. We are missing 4 members, all mayoral appointments. Nathan Brennan put forward a motion for Karen to write and send a letter ASAP, Mike DeLane seconded, and the motion passed unanimously. A discussion was held about members who have now missed four (4) meetings and are off the CAB. They are: Lentice Berts, Ena Aguirre, Mark Katsky and Marnella (last name?).

VIII. Announcements from Board Members.
Mike DeLane announced an exhibit taking place at Delancey Street.
Arnold asked for a special meeting in order for the CAB to make a recommendation on the replies to the RFQ to TIDA. A special meeting was scheduled for 6 pm on June 6 at City Hall. The meeting will have one agenda item – an action item regarding the replies to the RFQ for a master developer.

IX. Future agenda items – Nathan said that the Navy can give a talk on clean-up.

X. Public Comment – Peter Hay announced a grassroots organization that is trying to form a limited equity co-op and he provided a handout that described it. A community meeting is being held May 30.

XI. Adjourned.

SPECIAL MEETING

PLEASE NOTE LOCATION

Agenda

Treasure Island /Yerba Buena Island
Citizen's Advisory Board

Wednesday, June 6, 2001, 6:00 p.m.
San Francisco City Hall
1 Dr. Carlton B. Goodlett Place
Room 421

I. Roll Call

II. Approval of Minutes for the May 17, 2001 meeting. (Action Item)

III. Review the Planning & Development subcommittee's Request for Qualifications informational report for primary developer and its executive summary recommendations. Discuss and decide what recommendation the Citizen's Advisory Board will forward to the Treasure Island Development Authority. (Action Item)

IV. Announcements from Board members (Discussion Item)

V. Future Agenda Items (Action Item)

VI. Public Comment

VII. Adjourn

PLEASE NOTE LOCATION

SPECIAL MEETING

Lobbyist Ordinance

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From: Marianne_Conarroe@ci.sf.ca.us
Date: Tue, 5 Jun 2001 11:56:42 -0700
Subject: Cancellation of TI/YBI CAB Special mtg - 06-06
To: terryg@sfpl.org, Webmaster@ci.sf.ca.us TIDA

Please post that the Special meeting on June 6, 2001 for the Treasure Island/Yerba Buena Island Citizen's Advisory Board has been canceled.

74.3

All items on the agenda for the special mtg will be taken up at the regularly scheduled CAB mtg on June 21, 2001.

Thank you.

6/01 Special Canceled

Sorry for any inconvenience.

Questions can be directed to Marianne Conarroe @ 274-0660.

Agenda

Treasure Island /Yerba Buena Island
Citizen's Advisory Board

Thursday, June 21, 2001, 6:00 p.m.
Treasure Island Job Corps, 655 H Street, Building 442

I. Roll Call

II. Approval of Minutes for the May 17, 2001 meeting. (Action Item)

III. Report on the Treasure Island Development Authority meeting of June 13, 2001. (Information Item)

IV. Review the Planning & Development subcommittee's Request for Qualifications informational report for primary developer and its executive summary recommendations. Discuss and decide what recommendation the Citizen's Advisory Board will forward to the Treasure Island Development Authority. (Action Item)

V. Adopt the Outreach subcommittee's goals and mission statement, and motion to proceed with outreach. (Action Item)

VI. Announcements from Board members (Discussion Item)

VII. Future Agenda Items (Action Item)

VIII. Public Comment

IX. Adjourn

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June 21, 2001

Treasure Island Development Authority

June 21, 2001

TIYBICAB meeting 6/21/01

MINUTES prepared by Clemens, APPROVED at CAB Mtg of July 19, 2001

Meeting called to order at 6:12 pm.

I - Roll Call
Present: Arcelona, Belenson, Brennan, Brown, Clemens, Crowley, Delane, Dipman, Garcia, Goncalves, Hirschhorn, Knowles-Pearce, Levine, Molinare, Moore, Runge, Yee.

Absent: Brodsky, Damiani, Hutzel, Kasky, Miller

II - Approval of Minutes for May 17, 2001 meeting Approved.

III - Report on TIDA meeting of June 13, 2001
Marianne Conarroe reported that two items were considered at TIDA - one being a lease amendment for a deconstruction grant from California Waste Management Board, and the other being an approval of the Geomatrix contract.

IV - Review Planning & Development subcommittee RFQ report. Discuss and decide what recommendation the CAB will forward to TIDA.

Levine presented the report from the Planning and Development Committee. The CAB read the report for approximately fifteen minutes.

Levine said that there was a minority view on the committee that we should not move forward with the process, due to the fact that there was only one qualified respondent. Levine explained that one of the responses wasn't good enough, and that left the committee with one. The committee discussed going forward with only one group, and felt that there would not be any leverage should there not be more than one competitor.

There was a decision to create some internal competition for the one response, making it safer to go forward by asking TIDA to act as a developer itself.

Hirschhorn said that there was unanimous opinion that the rankings were approved unanimously. Brodsky presented a dissenting view saying he was uncomfortable going forward with the process, and urged that the process be restarted.

Arcelona asked whether there was a timeframe in which TIDA would develop the development company. Levine said that TIDA would act quickly, working approximately on the same timeframe with the TICD proposal. Levine said that Proud said that what the committee proposed was indeed possible, but not likely to get into the budget.

Moore said that she agreed with Brodsky's vote, and asked that Brodsky's dissent be read. Hirschhorn read it into the record.

Brennan asked whether Navillus could respond to the shortcomings. Levine said that they did have an opportunity to respond in interview.

Molinare expressed skepticism as to whether TIDA could actually act as its own master developer. There was a discussion about whether it might be able to work, but nobody from TIDA expressed confidence for or against.

There was a correction to page 9: TICD has 7900 parking spaces proposed in low density, and 13500 spaces in high.

Yee clarified that these were proposals, rather than final design specifications. Levine said that the Tidelands Trust excludes the building of residential housing. Connaroe said that the pre-bid conference said that housing could be included because the Tidelands Trust could potentially be amended.

Clemens asked how the TICD group would work around the Tidelands Trust doctrine. Jay Wallace of TICD said that the Tidelands Trust encumbers TI but not YBI, and proposed that their group would perform a land swap. Wallace said that their group had consulted land use attorneys who said that there was a good chance that the Tidelands Trust doctrine could in fact be lifted from Treasure Island and placed on YBI, or provide mitigation somewhere else in San Francisco or the Bay Area. He said that it was a development risk that they were willing to accept, and it was a good opportunity to try to build San Francisco's newest residential neighborhood.

Knowles-Pearce asked about the feasibility of underground parking. Greg Malin of TICD said that building parking during the stabilization process was what was being conceptualized.

Moore said that building underground parking under stacked housing was difficult, and the idea of building 14,000 spaces was hard to contemplate. Malin said that the parking was being conceptualized both underground and aboveground. Karen Altschuler of TICD said that the plans were very preliminary, and not reflective of the final plan.

Knowles-Pearce asked TICD to talk briefly about what the entertainment components would look like. Wallace said that the two hangars would be used to produce jobs on the island, due to the jobs-housing linkage required in the RFP. He said that their partnership with Phoenix would produce some level of entertainment, but not a Disney-type development. There would be retail opportunities, coffeeshops, bookstores, and opportunities to watch a TV show being shot. Malin emphasized that 50% plus of the island would remain open space, and would in itself be an attraction.

Goncalves asked whether conveniences like banks and gas stations would be provided for. Wallace said that there are three retail components planned for the island.

Knowles-Pearce asked whether four thousand residents would be sufficient to support the retail, and asked how TICD planned to support. Malin said that TICD was confident that the attraction of non-residents and Island workers would be sufficient to support the retail. Wallace said that the residential and retail components were both flexible, and would be modified in tandem.

Connaroe warned the committee about asking too many questions of TICD, since the other team was not present to make a presentation.

Yee asked whether there are children-specific resources. Wallace discussed the open space and said that there would be activities directed at children.

Brown asked about TICD's experience working with local community groups and with

minority developers. Wallace said that groups within the partnership had worked successfully with community groups and with organized labor and understand how San Francisco works inclusively with groups.

Arcelona asked about the process. Knowles-Pearce said that she would present our recommendation to TIDA, and that they would make their own decision.

Moore said that she has asked Steven Proud whether the final answers to questions by KMA had come in. Levine said that the answers were received by Proud, but he had not wanted to distribute it in its present form due to confidentiality concerns. Moore said that she hoped the CAB would take its time and wait for the final answers to come to the CAB.

Molinare said that since TIDA won't realistically become a developer over the next six months - he feels that both proposals should be rejected since the plan is too mushy. Molinare suggested that his recommendation would be to tell TIDA to reject both proposals.

Hirschhorn urged people to focus on what our recommendation options could be.

Knowles-Pearce concurred with Hirschhorn, and asked the subcommittee why they didn't choose the stronger group.

Levine said that the more bidders, the more competition, and the better deal for the consumer, and the committee was concerned that the lack of competition was potentially a bad situation for the City.

Connaroe explained the numerous hoops any developer would have to jump through to get to the signing of the property deal. She said that she wasn' t sure what the committee would get by rejecting both proposals at this point, rather than moving forward with one or both.

Knowles-Pearce said that SMWM was very responsive during the Mission Bay process.

Moore provided a brief history of Mission Bay, saying that Mission Bay only had one qualified developer. She said that she was not convinced of the track record held by the TICD developer team.

Hirschhorn said that part of the subcommittee's hesitation was due to only receiving two responses to the RFQ. Only one of the proposals met the requirements, and the group was uncomfortable suggesting that only one go forward.

Arcelona said that the RFQ process was an expensive one, and that one of the proposals seemed very well qualified. He said that one of the proposals could still be rejected later on. He said that the details come out later on in the proposal.

Moore said that we owe it to ourselves to make a committed judgement for one or the other.

Clemens said that he would support the qualified developer, even though he was upset with the process of only having one qualified developer.

Moore said that she didn't think that having one qualified developer was sufficient for us to determine.

Knowles-Pearce said that sometimes having more respondents doesn't mean that the respondents will have more quality.

Belenson said that the Committee was not involved in the process from the start.

Connaroe said that TIDA thought that there would be five to ten responses, but due to the changes in the economy and political climate, there were only two.

Runge said that the situation was not best, and stated her concerns about the process.

DeLane said that he didn't wish to penalize a developer for playing by the rules, and voting out a recommendation of TICD.

Knowles-Pearce said that one developer was more successful in responding to what San Franciscans had asked for in the RFP

Garcia said that one developer was responsive.

Goncalves said that one developer shouldn't be penalized for a flawed process. She stated that they deserve a chance to go on to the next phase.

Brown said that he has serious reservations about whether TIDA could act as a competitor. He said that TICD was qualified, and urged an approval of the subcommittee's recommendation.

Brennan said that having competition was good for bids, and that we are trapped by the economy, and that we should move forward.

Molinare said that he would urge that we reject both proposals.

Ruth Gravanis, representing the public, said that we need to move forward, and that reopening the RFQ process didn't make any sense. She suggested that we suggest to TIDA that the RFP process must not be skipped in favor of going directly to the ERN. She suggested specific language about sustainable development, the public trust doctrine, the transit-first policy and so on should be suggested to TIDA. She urged the committee to urge TIDA to seek a supplemental appropriation to ensure that it could recruit other developers should the process break down.

Hirschhorn moved the recommendations, Belenson seconded. Goncalves said that she wanted to see the recommendation of having TIDA oversee competition removed.

Motion was withdrawn and restated:

Hirshhorn moved to accept the recommendations of the subcommittee with modifications as follows:

[include two paras.]

Second paragraph deletes "as its own potential Master Developer."

Third and fourth paragraphs starting with "Postitioning" and "Note" are not part of the recommendations.

And the intent that TIDA not act as a competing Master Developer, but as an overseer instead.

It was seconded.

A vote was taken: all voted in favor except Molinare and Moore.

V - Adopt the Outreach subcommittee's goals and mission statement, and motion to proceed with outreach.

Action on this item was postponed until the next meeting.

VI - Announcements
Brennan said that Jim Sullivan will make a future presentation on the RAB and the Navy cleanup.

Knowles-Pearce said that the Mayor has made some replacement announcements - at least three replacements have been made. Anna Damiani has been removed from the committee, as tonight is her fourth absence.

Brennan said that there is a quarterly newsletter on base cleanup available.

Molinare said that he'd like to add some emails to the mailing list.

Levine said that Rec and Park came out with their dog policy, and urged committee members to check it out.

VII - Future Agenda Items
Hirschhorn suggested that we agendize a discussion about what we'd like to see in our RFP.

Yee suggested we agendize something about the Navy Cleanup presentation.

VIII - Public Comment
Natasha Harris, an advocate for residents, and a member of RAB, and a member of Homes on Treasure Island. On July 11 meeting, they will be making their formal proposal for home ownership.

Ruth Gravanis said that the minutes reflected a proposed location - and they should have read "possible site". She also talked about the reappointment of William Fazande and the appointment of Claudine Cheng to TIDA.

Public present included Ruth Gravanis, Jay Wallace from Platinum Partners, Gregory Malin from Troon Pacific, Karen Altschuler from SMWM, Peter Hay from HTI, and Natashia Harris from HTI

IX - Adjourn at 8:19pm.

Agenda

Treasure Island /Yerba Buena Island
Citizen's Advisory Board

Thursday, July 19, 2001, 6:00 p.m.
Treasure Island Job Corps, 655 H Street, Building 442

I. Roll Call

II. Approval of Minutes for the June 21, 2001 meeting. (Action Item)

III. Report on the Treasure Island Development Authority meeting of July 11, 2001. (Information Item)

IV. Adoption of the Outreach subcommittee's goals and mission statement, and motion to proceed with outreach. (Continued from June 21, 2001) (Action Item)

V. Adoption of the Outreach subcommittee's informational flyer for public distribution. (Action Item)

VI. Announcements from Board members (Discussion Item)

VII. Future Agenda Items (Action Item)

VIII. Public Comment

IX. Adjourn

Lobbyist Ordinance

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* NOTICE *

The regular monthly meeting of the
Treasure Island /Yerba Buena Island
Citizens Advisory Board of
Thursday, July 19, 2001, 6:00 p.m. has been
Cancelled.

The next regularly scheduled meeting of the
Treasure Island /Yerba Buena Island
Citizens Advisory Board will be held on
September 18, 2001 at 6 p.m.
Treasure Island Job Corps,
655 H Street, Building 442

If a special meeting is scheduled prior to the
September meeting, proper notice will be
provided.

* NOTICE *

The regular monthly meeting of the
Treasure Island /Yerba Buena Island
Citizens Advisory Board of
Thursday, August 16, 2001, 6:00 p.m. has
been
Cancelled.

The next regularly scheduled meeting of the
Treasure Island /Yerba Buena Island
Citizens Advisory Board will be held on
September 18, 2001 at 6 p.m.
Treasure Island Job Corps,
655 H Street, Building 442

If a special meeting is scheduled prior to the
September meeting, proper notice will be
provided.

* SPECIAL MEETING *

Agenda

Treasure Island /Yerba Buena Island
Citizens Advisory Board

Thursday, September 6, 2001, 6:00 p.m.
Treasure Island Job Corps, 655 H Street, Building 442

I. Roll Call

II. Approval of Minutes for the July 19, 2001 meeting. (Action Item)

III. Report from the Treasure Island Development Authority staff on matters affecting the Citizens Advisor Board. (Information Item)

IV. Discussion and possible adoption of proposed timeline for Request for Proposals (RFP) for a primary developer. (Action Item)

V. Report from the Chair of the Planning and Development Subcommittee. (Information Item)

VI. Report from the Chair of the Outreach Subcommittee. (Information Item)

VII. Announcements from Board members. (Information Item)

VIII. Announcements from Board members serving on other Boards affecting the islands. (Information Item)

IX. Future Agenda Items (Action Item)

X. Public Comment

XI. Adjourn

* SPECIAL MEETING *

Lobbyist Ordinance

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Treasure Island Development Authority

September 06, 2001

Draft Minutes - Special Meeting
Treasure Island/Yerba Buena Island Citizens Advisory Board
September 6, 2001 - 6p

Meeting called to order at 6:05pm

Item One: Roll Call

Present:

Absent:

Item Two: Approval of Minutes - Knowles-Pearce said that she "called" not met with Elberling. Minutes approved unanimously.

Item Three: Report from the TIDA staff on matters affecting the CAB- Proud, three agenda items coming up on the next TIDA Agenda. 1. Request from California Engineers to increase the lay-down yard on TI. 2. Approval of TIHDI contract - funding for administrative costs. 3. Putting together report about developer's concerns about RFQ/P for TI/YBI and how that leads into RFP timeline and process.

Item Four: Discussion and possible adoption of proposed timeline for RFP - Proud provided background. TIDA issued an RFQ, got two proposals, the CAB Planning and Development Subcommittee, TIDA Staff reviewed and made recommendations. TIDA and CAB directed TIDA staff to go back to the development community and get feedback about why they didn't propose (main concerns). Consultants did interviews with five developers (blind interviews) similar to Catellus (not Catellus). Results not surprising, top four concerns: 1. Economic feasibility of project; 2. Tidelands Trust limitations (prospect of Trust exchange); 3. Seismic condition of island and cost of improvements; 4. Access and transportation (mentioned by all, not as #1 for anyone). Second tier concerns: 1. Existing uses that carve up TI such as Job Corp, TIHDI Housing, Marina, etc. 2. Finalization of conveyance documents with Navy. 3. Finalization of EIRS; 4. Asking developers to take a large role and solve problems - TIDA to take on more planning or work in partnership to solve issues; 5. Concern over RFP process, cost and length of time of RFP process. Economic climate not as big of a factor.

Conclusions came back to things we have talked about:

1. Issue a focused RFP to TICD (not exclusive negotiation)

2. Modify existing RFQ/P to better communicate financial feasibility such as interim funding stream from housing, capital funding from TIDA for ferry service (provide a better sense of what TIDA has to offer) or ideas to solve problems, tweaking RFQ/P to entice a few more developers.

3. Put on shelf. Address pre-development concerns, Trust exchange, access and transportation (ferry service).

Moore encouraged the CAB to agree to suggesting alternative 3. She sees no other alternative. City should use this opportunity to step forward and make this place what they want it to be.

Hirchhorn asked where the time pressure was from.

Proud said that TIDA would like to start work when the conveyance process, EIRIS are complete.

Moore said we need to evaluate these three proposals.

Brodsky said San Francisco will be at a disadvantage if we issue and RFP to TICD. They are going to feel entitled. There should be preliminary work done on planning. TICD have not worked together before, not experienced from Mare Island, Hunters Point.

Brennan stated that waiting for years with no income could be disastrous to TI.

Proud said that development plans are important because once you know what is planned for a site makes the remediation process easier. Clean up standards are specific for specific uses.

Arcelona asked if TIDA commented on a recommendation about developer?

Knowles Pearce made a presentation, TIDA took staff recommendations.

Proud will be presenting findings of the consultants at next TIDA meeting and said that he is recommending alternative 1 or 3.

Hutzel offered alternative 4 - TIDA as Master Developer, convey TI in parcels similar to Marina RFQ/P.

Knowles Pearce asked why there were five developers interviewed.

Proud said that for $5,000, five developers seemed appropriate.

Dipman asked if the state has provided assistance to any other base reuse programs?

Proud said yes but we need the support of the City and matching funds to receive state grants.

Proud said that options 1 & 2 have a timeline and needs to develop that timeline with CAB.

Moore suggested a workshop forum to fast track the process. The workshop would be discussions with CAB members and TIDA members at the same meeting to make recommendations to the full TIDA meeting.

Brodsky suggested we should consider public input for the RFP development, need input from regulatory agencies such as State Lands Commission, BCDC, Dept. of Environment. We should consider a focused workshop with this group and a larger public workshop.

Timeline was developed:

A. Draft RFP - 30 days

B.CAB Subcommittee review 60-90 days

C. CAB Workshop

D. Revise Comments

E. Submit to State Lands Commission, BCDC, Dept. of Environment and other regulatory agencies

F. Revise Comments

G. Joint Workshop with TIDA and CAB (Public)

Total time: 5-6 months

Timeline for option # is also needed to show TIDA its viability.

Items five and six were tabled as the subcommittee chairs were absent

Item 7 Announcements from Board members: Dipman announced that TI/YBI Community Picnic (3rd annual) will be October 20 from 11am-3pm. Sponsored and organized by Island residents and agencies. Picnic planning meeting will be next Wed. Sept. 12 at 5:30pm at building #227

Oct. 25th will be the next homeless census from 8pm to 12am. Mayor's Office on Homelessness is accepting volunteers.

Item eight Announcements from Board member serving on other Boards affecting the islands:

Brennan updated RAB activities and distributed Navy Field Schedule for August and September 2001.

Brodsky said Navy has website for BRAC clean-up.

Public comment:

A member of the public presented a preview of a document produced by Homes on Treasure Island, a grassroots organization of residents who are promoting homeownership on Treasure and Yerba Buena Islands.

Item Eight: Adjournment.

Meeting adjourned at 8:35p.

Agenda

Treasure Island /Yerba Buena Island
Citizens Advisory Board

Thursday, September 20, 2001, 6:00 p.m.
Treasure Island Job Corps, 655 H Street, Building 442

I. Roll Call

II. Approval of Minutes for the Special Meeting of September 6, 2001. (Action Item)

III. Report on the Treasure Island Development Authority meeting of September 12, 2001. (Information Item)

IV. Presentation by Mr. James Sullivan, BRAC Environmental Coordinator, Treasure Island. (Information Item)

V. Amendment to TI/YBI CAB By Laws; Article IV, Section 1, meeting date. (Discussion/Action Item)

VI. Amendment to TI/YBI CAB By Laws; Article IV, Section 5 meeting attendance. (Discussion/Action Item)

VII. Report from the Chair of the Planning and Development Subcommittee. (Information Item)

VIII. Report from the Chair of the Outreach Subcommittee. (Information Item)

IX. Announcements from Board members. (Information Item)

X. Future Agenda Items (Action Item)

XI. Public Comment

XII. Adjourn

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Treasure Island Development Authority

September 20, 2001

TI YBI CAB

September 20, 2001

The meeting was called to order at 6:10pm.

I: Roll Call

Present Brodsky, Clemens, Crowley, Delane, Dipman, Goncalves, Heinicke, Hirschhorn, Hutzel, Knowles-Pearce, Molinare, Moore, Yee

Absent: Arcelona, Belenson, Brennan, Brown, Garcia, Kasky, Levine, Miller, Runge

II: Approval of minutes

Should read "EIR/S" rather than "EIRIS"

Minutes approved

Break from Agenda to introduce Commissioner Claudine Cheng, who made some brief comments.

III: Report on September 12 TIDA meeting

Steven Proud discussed the September 12 TIDA meeting. They considered a lease, grant funding for TIHDI, and the recommendation of the findings of Bay Area Economics' with three options - issuing a focused RPF to TIDC, issuing a modified RFQ/P, or reissuing a new RFQ/P after doing further research. Staff recommended issuing a focused RFP to TIDC.

Brodsky said he was concerned that TIYBICAB had not weighed in on helping choose which of the three options was followed.

There was a discussion about meeting dates.

Moore said that she wanted to make sure that we ask TIDA to bring their discussions in sync with our meetings.

Hutzel said that she'd like TICD to make a presentation to the CAB at the next meeting, should we have an action item on the three options. Proud recommended that perhaps such a presentation might not be the best next step.

Jamie Magel of the public said that he was disappointed by the lack of competition in the process and that the CAB had been totally sidestepped.

VI: Presentation from Jim Sullivan of the Navy

Sullivan presented information about the history of Treasure Island and Yerba Buena Island, and the cleanup efforts

V: Action item: potentially changing the meeting date

There was a motion to change the meeting date to the first Thursday of each month. The motion failed.

There was a motion to table this item and keep the schedule the same. The motion carried.

Item VI: potentially changing the number of absences - there was no quorum and the item was unable to be voted upon.

Two proposed amendments to the bylaws concerning attendance were proposed and submitted in writing to the members in attendance. Those amendments will be on the next agenda, as required by bylaw article IX.

Item VII: Report from the Chair of Planning and Development The Chair was absent.

Item VIII: Report from the Chair of Outreach

Molinare gave a report on a meeting with Commissioner Elberling. There was a discussion about holding the meeting at a different location, off the island.

Item IX: Announcements

Hutzel announced that the Motor Vehicle Mitigation Fund would allow counties to join together to collect higher registration fees to give money to the State Coastal Conservancy.

Item X: Future Agenda Items

Brodsky suggested that perhaps we could have alternate meetings on the mainland.

Brodsky wants the timeline and the alternatives on our next agenda, whether special meeting or not.

A special meeting was calendared for September 27, 2001, at 6p.

XI: Public Comment

Ruth Gravanis made a number of suggestions regarding improving the communication process between the CAB and TIDA.

Item XII: Adjourn

The meeting was adjourned at 8:27pm.

Treasure Island Development Authority

September 27, 2001 (Revised)

Minutes of Special Meeting

Treasure Island/Yerba Buena Island

Citizens' Advisory Board

September 27, 2001

I. Roll Call

Gene Brodsky makes a motion that CAB adopts Option 2 in the BAE report, which is issue a modified/revised RFQ/P which better communicates financial information, etc.

Motion withdrawn.

II. Review and discuss the findings of the Bay Area Economic Report on the Assessment of the Concerns related to the request for qualifications for a primary developer and make recommendation to the Treasure Island Development Authority Board.

Stephen Proud, Assistant Director and Director of Development, handed out the BAE report and the CAB Planning and Development Subcommittee report. He gives a brief overview of where we are to date. An RFQ was issued and we received two responses. Separate reviews by TIDA and the CAB determined TICD was qualified and Navillus was not. BAE conducted an analysis, which resulted in 3 options:

1. Issue a focused RFP to TICD

2. Modify and issue a revised RFQ/P, which better communicates financial information, etc.

3. TIDA does some preliminary work and solves some issues (such as seismic stability, Tidelands Trust) and then reissues a new RFQ/P

Staff made a recommendation to TIDA to go with Option 1, issue a focused RFP to Treasure Island Community Development. This is still a discussion item with the TIDA Board. The Planning and Development Subcommittee recommended issuing an RFP with one developer if TIDA leads up planning and management. The RFP process should be developed with input and recommendations from the public, from CAB, and from the Department of the Environment. The planning process should critically review and update the citizens' draft reuse plan. The RFP submitted to TICD must state that we reserve the right to reject the proposal anytime after we start the RFP phase. It is consistent with our recommendation.

Annemarie Conroy, Executive Director, states that Option 1 or 3 are our real options. Either move forward or solve the big-ticket problems, (seismic stability, Tidelands Trust, transportation, infrastructure). The TIDA board gave strong direction to look at very focused RFP to TICD. Competition comes because they are competing against themselves, we are not going into an ENA. TICD must put something together that CAB and TIDA approves. Option 3 allows for Plan B if RFP doesn't come out the way we want or if the ENA breaks down, we still have a back-up plan vs. scrapping the entire process.

Kathryn Moore asks if we are supposed to be influenced by the fact that TIDA has already made recommendations?

Malcolm Heinicke asks if we follow Option 2, are there any procedural differences in how we solicit the RFP/Q, are we legally bound to a certain procedure or could we be more aggressive such as targeted invitations?

Mr. Proud states that we are obligated by our by-laws to do it as a public solicitation, we could not invite particular developers to join in. We'd use the same process but we could manage solicitation effort differently.

Mr. Heinicke asks if we go forward with Option 1, do we have enough staff to also continue with Option 3.

Mr. Proud says we have a staff of ten now, we are looking to add someone with more of a developer focus. There will be an intense period of time issuing the RFP. He thinks we can continue with both.

Art Belenson States we need to move forward, there is no perfect developer.

Tim Molinare states that each option results in moving forward.

George Brown asks if TIDA makes the final decision on which option and the development of the RFP? He would like to know if we've had any other interest from the development community? Mr. Proud states we've received some calls but nothing serious.

Kathryn believes that Option 2 offers more checks and balances that are mutually binding.

Gerald Miller states regarding Option 1 that the developers who have submitted, given the current economy, are either very foolish or very visionary. He feels it would be foolish to turn our backs on someone who has the gumption to take a risk. We shouldn't get caught up in bureaucracy, we do something versus sitting around.

Brodsky feels there is no substantial rush because we don't have an EIS from the federal government, we don't have an EIR from the City and we haven't had the public process to determine alternatives. Additionally, the conveyance still has to be made. TICD has been involved in the Marina for the past 2 years with no significant progress because the public process has not been concluded. Rushing this project only places it in the hands of a small group of people who have no competition.

Mr. Proud says there are timelines that have to be met prior to development but we have multiple tracks proceeding at the same time. That's why the RFQ was done before the EIR/S was complete. The marina project is stuck because of the EIR/S. We are going to TIDA hopefully in November to present the basic terms of the agreement so that work can begin upon conveyance. Things can happen concurrently. He reiterates that this is a competitive process, there is only one team left in the competition.

Ms. Conroy says the RFQ process was very competitive and the fact that TIDA won two national awards for the advertising/marketing of the package from the National Association of Installation Developers demonstrates it. There were many people at the pre-bid conference and when they only received two responses they hired BAE to interview those who had not responded. One development team was deemed qualified to go forward with the RFP process. If they don't hand us something that is worthwhile, we can dump them. The BAE report says that if we don't change certain things (seismic stability, Tidelands Trust issues, etc.) substantially and dramatically and shelve the project for at least two years, we will still get the same response.

Mike Delane states he was at the TIDA meeting when Navillus & TICD made their presentations and it was apparent to him that Navillus was tripping all over themselves. We can't penalize someone for doing everything they were supposed to. He's been a resident of TI since July of 1999 and is still waiting for stores, etc. on the Island. He's looking forward to seeing something happening.

Molinare states that developers can only do their own proposal. To get major things done, it will take TIDA. All we are getting is a proposal from TICD. They can't solve problems.

Carrie Dipman says we should consider Option 1. We're not talking about exclusive negotiations. As a city, if we don't like their proposal, there are times and places to stop it.

Amy Hutzel states that developers have the motivation to solve some issues such as the Trust issues and seismic issues. We don't have to go with them but if they solve some problems on the way, so be it.

Kathryn states it is unethical to hold a developer over the barrel and them dump them.

Malcolm doesn't think Option 2 will get us any play. The process is competitive but not comparative. We won't have anything to judge the proposal by. The expectations and desires for TI/YBI may be unfeasible or they submit a palatable proposal and we don't know if there could be something better out there. He's leaning toward option 3, it's a question of logistics.

Motion to accept Option 1, seconded, open for discussion.

Brodsky states that there were requirements in the RFQ that had to be met. TICD presented to TIDA a plan to build a "new, sustainable neighborhood" and told them they were planning 4000-6000 residential units at market rates and commercial support. This is inconsistent with the RFQ, which required adherence with the Reuse Plan and Tidelands Trust. We are suggesting that we move forward with a group that did not meet the requirements of the RFQ. Their presentation to TIDA was inconsistent with their reply to the RFQ.

Mr. Proud states we are not picking out a proposal or choosing a developer today. We are laying out a process to follow to choose a proposal and developer. TICD has not submitted a proposal. CAB has a lot of input in this process-writing the RFP and reviewing the proposal. Characterizing this as a proposal or developer selection process does a disservice to the process.

Brodsky states point of order, he did not say that. He said that this indicates an applicant that had an obligation to follow the RFQ. He feels that staff debating the issues with this board is inappropriate.

Mr. Proud states it is not his intent to debate the issue.

Ms. Conroy states that if Option 1 is chosen, it doesn't choose any plan or developer.

Liz Hirschhorn says we shouldn't change the game rules in the middle. To make one team go forward with the RFP is to change the set of rules. She feels it is a mistake to move forward with one developer.

Art Belenson states the diversity of the board is a positive thing.

Dipman says that with Option 1 it would still take a long time to get to the proposal, longer to get to the ENA but the City would have a partner to solve problems. If you go with Option 3, there is no city or regional support and no funds for the island. Option 1 allows you to move toward Option 3.

George Brown would like to know why the subcommittee made an initial recommendation that we voted on and presented to TIDA. He feels we should stick to the recommendation first made by our subcommittee.

Liz says the subcommittee agreed that one developer was qualified and one was not. In formulating their recommendation, they agreed that one was qualified but not that we move forward with just one. That is on page 12 of their report.

Gene says he is not as pessimistic as others are about getting other developers. 2 of 5 developers in the BAE report said they were interested in applying, if some things were changed and there was substantial work done by TIDA prior to the issuance of the RFQ/P. The initial recommendation that staff presented to TIDA was correct.

DeLane states we are only making a recommendation to the Board, TIDA makes the final decision. It was nice to have a Board member present at the last meeting and state that our opinions carry some weight.

Public Comment:

Jamie Magel, TI resident, wants to know to what extent are we forgoing public choice. What assurances are we given that there will be flexibility in the developer's process for a public process.

Ms. Conroy states there is still time to input ideas.

FX Crowley motions that the CAB will recommend Option 1 of the BAE report to TIDA. Motion seconded. Eight in favor, six opposed.

Motion to include the original subcommittee recommendation to the Board as well as Option 1. Seconded. Passes unanimously.

Brief discussions follow.

More Public Comment:

Jay Wallace, of TICD, appreciates your interest, concern & dedication to the issues. He states the public process will include input from the CAB, the public, the community, the Authority, and the Board of Supervisors. They fully expect to be seeking the input of residents, CAB, etc.

III. Announcements from Board members:

Tim needs everyone's bios by the end of next week for the outreach document. The

CAB will have a table at the TI/YBI picnic on October 20.

Carrie announces the TI/YBI Picnic on the Great Lawn on October 20 from 11-3 p.m. There will be 2 bands, open mike, free food, tables, and events. There will be a fire truck for kids to play on. The Sheriff may be recruiting cadets. There may be a presentation to our local law and fire enforcement commending them for their unwavering dedication to our community.

The Mayor and all the Supervisors will be invited.

Mr. Proud announces the October TIDA meeting will be a week later than usual, on October 17 at 9 a.m. in the Board of Supervisors chambers.

IV. Future Agenda Items:

Tim would like a debriefing on the TIDA meeting at the next CAB meeting. Also, an agenda item to finalize the outreach document.

V. Public Comment:

Peter Hayes of Homes on TI would like to be on the October agenda for a brief presentation and a question and answer session.

Blue Water Network, Terry Shore would also like a spot on the agenda to discuss clean ferries.

VI. *Meeting Adjourned.*

TIDA

OFFICE OF THE MAYOR
SAN FRANCISCO

TREASURE ISLAND PROJECT
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WILLIE LEWIS BROWN, JR.

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9/27/01
special

* SPECIAL MEETING *

Agenda

Treasure Island /Yerba Buena Island
Citizens Advisory Board

Thursday, September 27, 2001, 6:00 p.m.
Treasure Island Job Corps, 655 H Street, Building 442

I. Roll Call

II. Review and discuss the findings of the Bay Area Economic Report on the Assessment of the Concerns related to the Request for Qualifications for a Primary Developer and make recommendation to the Treasure Island Development Authority Board. (Action Item)

III. Announcements from Board members. (Information Item)

IV. Future Agenda Items (Action Item)

V. Public Comment

VI. Adjourn

* SPECIAL MEETING *

Lobbyist Ordinance

Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [San Francisco Administrative Code 16.520-16.534] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 1390 Market Street, #701, San Francisco, CA 94102, or telephone (415) 554-9510, fax (415) 703-0121, or at their web site http://www.ci.sf.ca.us/ethics/

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Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Public Library and on the City's website at http:/www.ci.sf.ca.us

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Disability Access

The Treasure Island/Yerba Buena Island Citizens Advisory Board meets as the Treasure Island Job Corps Administration Building, 655 H Street, Building 442, on Treasure Island. This building is accessible to persons using wheelchairs, and others with disabilities. For American Sign Language interpreters or use of a reader during a meeting, a sound enhancement system, and/or alternative formats of the agenda and minutes, please telephone 554-6789 at least 72 hours before a meeting.

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TREASURE ISLAND WEBSITE

Check out the Treasure Island website at www.ci.sf.ca.us/treasureisland to find out about activities and facilities on Treasure Island, special events venues for rent, or to review the Treasure Island Development Authority's agendas and minutes. The Citizen's Advisory Board is in the process of developing a link to the website and will post agendas and minutes once the link has been established.

Regular meetings of the Treasure Island/Yerba Buena Island Citizens Advisory Board are held on the 3rd Thursday of each month at 6:00 p.m. 655 H Street, Building 442, 2nd Floor on Treasure Island. The next regular meeting is Thursday, October 18, 2001.

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The Treasure Island Primary Developer RFQ/P Process: Assessment of Developer Concerns

Prepared for:
Treasure Island
Development Authority

September, 2001

Table of Contents

Executive Summary

Purpose of Assessment

The Treasure Island Redevelopment Authority (TIDA) has commissioned this assessment as a follow-up to the recently completed Primary Developer RFQ process for Treasure Island. BAE assessed developers' opinions about the Treasure Island development opportunity in order to help guide the Treasure Island Development Authority's analysis of the best means for proceeding with the selection of a master developer for Treasure Island. Specifically, BAE sought to gain insight into potential strategies that TIDA could pursue to attract the broadest possible interest in Treasure Island from the development community. Five interviews were undertaken by BAE in August of 2001, based on the attached interview guide prepared with input from TIDA staff. The five developers interviewed by BAE were selected jointly by TIDA staff and BAE, based primarily on their breadth of real estate development capabilities in similar complex, mixed use settings and their prior expressions of interest in the project. Both to preserve the integrity of the selection process and to insure forthright comments, BAE has presented findings herein without identifying specific developers.

Potential Developer Feedback

Developers agreed that Treasure Island is a one-of-a-kind real estate opportunity, or as one stated "one of the most romantic pieces or real estate on the market." But they also found the overall project to be "enormously complex," with a number of issues that make development very difficult and "cast doubt on the financial feasibility of development." Essentially, each developer in his/her own words, summarized the project as facing significant risks, including financial, market, legal, entitlement, environmental, and political risk factors, leading to their independent decisions to not pursue the RFQ.

Overall, developers chose to not participate in the RFQ process primarily because of doubts about the financial feasibility of the project, Tidelands Trust limitations, and concerns about access and transportation to the island[1]. Most of the interviewed developers suggested a variety of pre-development activities that TIDA could undertake to enhance the project's attractiveness for additional consideration, including completing the EIR, effecting conveyance, opening and/or completing Trust transfer, and conducting additional studies.

A second RFQ, RFQ/P process may attract additional firms to submit qualifications. Two out of five developers were very positive about their possible participation in a second RFQ/P if the process was substantially revised to include a negotiated RFP and more responsibility on the part of the city. Both developers are particularly intrigued by the size and complexity of the Treasure Island development opportunity. An additional developer

[1] It should also be noted that BAE observed a lack of exploration by the interviewed developers in interim reuse strategies that could generate revenue, such as extending the successful interim leasing program for the existing Treasure Island housing, holding special events of unique national/international significance, and/or reducing the development components to reduce site development and transportation costs.

was interested in "re-assessing" the situation once they had seen what TIDA had accomplished prior to the RFP/Q process. The remaining two developers would not consider participating in a new San Francisco project at this time, due to other large project commitments in the area and frustration with City of San Francisco projects.

Potential Next Steps

Based on developer suggestions and BAE consideration of TIDA goals and objectives for the Primary Developer, BAE has identified the following three options for proceeding with redevelopment of Treasure Island:

Option 1: Issue a Focused RFP to Treasure Island Community Development

Option 2: Issue a Modified RFQ/P that Address Financial Feasibility Concerns and Simplifies Proposal Requirements

Option 3: Reissue a New RFQ/P after the Authority Completes Substantial Pre-Development Enhancement Activities

Introduction

Purpose of Assessment

The Treasure Island Development Authority (TIDA) requested this assessment as a follow-up to the recent RFQ solicitation process conducted to identify qualified primary development teams for Treasure Island. Despite a number of interested parties during the initial stages of the solicitation, TIDA received only two submittals to the RFQ, with one team deemed qualified to continue through the next steps in the process. In order to help the Authority understand whether changes to the process might yield broader developer interest in the project, BAE was commissioned to conduct this assessment to interview representatives from five of the largest and most nationally active development companies that had initially indicated strong interest, but did not submit their qualifications.

Methodology

BAE met with TIDA Director of Development Stephen Proud and Deputy City Attorney Michael Cohen to discuss the solicitation process to date and key development opportunities and constraints from TIDA's perspective. In addition, this meeting involved identification of parties for the interviews, and discussion of the assessment methodology.

BAE prepared a draft interview guide, based on discussions with TIDA staff and a review of the RFQ and the Developer's Packet. The interview guide elicits developer opinions about the features of the Island which initially attracted their interest, subsequent due diligence and concerns, key decision factors leading to withdrawal of interest, short and long term actions that TIDA could take to remedy or mitigate these concerns, and suggested additional potential developers for the project. TIDA staff reviewed and commented on a draft of the interview guide, and BAE prepared a final version for the interviews. The interview guide is included as Appendix A.

The developer interviews were conducted by telephone during the month of August, 2001, following an initial contact by TIDA staff to introduce BAE and the process. Each interview was approximately 30 minutes.

Overview of Issues

The RFQ Process

Interviewed developers first learned about the Treasure Island RFQ through a variety of sources including friends, business partners, TIDA, the Port of San Francisco, or other City departments.

Overall, interviewed developers agreed that Treasure Island is a one-of-a-kind real estate opportunity, with some of the best views in the nation, and a location within a very desirable demographic market. At least two of the developers felt that the project is a "once in a lifetime" opportunity for them to develop a "signature" project. However, all interviewed developers viewed the project as enormously complex, with a number of difficult development issues that cast serious doubt on the project's financial feasibility.

In preparing to respond to the RFQ, all developers reviewed the RFQ, and all but one attended the pre-bid conference, toured the property, and reviewed the comprehensive Developer Packet. All developers also talked with contacts in the local area to discuss the site. Two developers put together initial project teams, for which they specifically targeted "well-connected" partners from San Francisco to include in their team.[1]

Primary Development Issues

Overall, developers chose not to participate in the RFQ process primarily because of doubts about the economic feasibility of the project, the Tidelands Trust, the cost of seismic improvements, and concerns about access and transportation to the Island. Table 1 below indicates each developer's independent ranking of the most serious issues on the Island that caused them to refrain from submitting qualifications.[2]

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[1] It is BAE's opinion that some of the developers did not undertake a comprehensive review of the project prior to deciding not to submit qualifications. Most developers interviewed by BAE had some misconceptions about the development opportunity. For example, one developer thought that the Tidelands Trust transfer would remove Trust development constraints from the entire island, another significantly underestimated the cost of seismic improvements, and a third was unaware that some market studies had already been completed for the project. Given these misunderstandings, most developers had a general understanding of the difficulties of development of the Island.

[2] Three developers choose not to pursue the project partially for reasons independent of the specific Treasure Island development issues. One had made a corporate decision not to pursue any new development projects at this time, and two others are engaged in existing development projects within the City of San Francisco and wanted to maintain focus on their current projects.

Table 1: Treasure Island Development Issues

Development Issues	Developer's Ranking
Economic Feasibility	#1, #1, #2
Tidelands Trust	#1, #1, #3
Seismic	#1, #2, #5
Transportation & Access	#2, #3, #4, #4, #4
City's Level of Commitment to Development	#3, #4
Existing uses: Job Core, Marina RFQ, Police Academy, Homeless uses	#2, #3
Conveyance	#2
Entitlement Process	#3

Source: BAE, 2001

To amplify these rankings, the following comments were made by one or more interviewed developers:

- Interviewed developers had serious doubts about the economic feasibility of the project and this was the critical inhibitor for three of the interviewed developers. One developer felt that the cost of seismic improvements would necessitate a level of density on the island that would be "unethical," another felt that the actual development opportunity was quite small given existing uses and access limitations on new trip generation, while a third felt that the "carved up nature" of the island would result in a "very fragmented development opportunity" with many "interest groups," making the project economically very difficult.

- The Tidelands Trust was an important issue to three developers, two of whom were concerned about the process of Trust transfer, while the third viewed the Trust limitations on housing and office development themselves as problematic.

- Seismic issues were identified as a huge concern by two developers; as one emphatically stated, this issue was "ten times more important than any other concern." All interviewed developers felt that seismic improvements must be addressed in partnership with the City through a negotiated development process.

- All interviewed developers were also concerned about transportation and access to the Island, though this issue was ranked low relative to other issues. Developers were uncertain about the economic feasibility of ferry service and wanted the City of San Francisco and CalTrans to assume some responsibility for the provision of this or other access to the Island.

- Two developers felt strongly that the City of San Francisco and its residents have not yet come to agreement on a vision for the Island. These developers noted that wetlands feasibility is under consideration and that the City seems to want a park and recreation facility from a developer at no cost, which is "an indication that the public partner is not serious about making a deal." They felt that the City needs to better define what it wants and then figure out if it can get it.

- The remaining issues were important to a minority of developers. One developer was concerned that existing commitments (e.g., Job Corp, the Marina RFQ, etc.) have removed the most valuable portions of the Island from the development opportunity.

Finally, the time required to complete property conveyance was a concern to one developer.

It should also be noted that BAE observed a lack of thorough analysis by the interviewed developers into interim reuse strategies that could generate revenue, such as extending the successful interim leasing program for the existing Treasure Island housing, holding special events of unique national/international significance, and/or reducing the development components to mitigate or reduce site development and transportation costs.

Developers were asked to describe their best-case development scenario for the site, given its characteristics and legal constraints. Most developers were reluctant to answer this question for fear that competitors would borrow concepts for the RFQ/P process. However, with some encouragement, four developers gave their best-case vision for the Island:

- A self-contained transit-oriented community with a combination of residential, retail and office use.
- A place-making high-concept development that "generates enough enthusiasm for the project to carry it through the tough times."
- A low-density neighborhood with housing and neighborhood-serving retail. This developer noted that significant retail, hotels, theme parks, or major entertainment venues would be unsustainable due to access issues on the island.
- A project with low density uses created by multiple developers and coordinated by the City through a set of design guidelines. The use of multiple developers would increase the diversity of the built environment on the Island, while using just one developer will likely "bungle the project in a big way."

Developer Recommendations

Developers recommended the following actions for TIDA to undertake prior to issuing a new RFQ/P:

Improve the RFQ Process

- **Reduce the Developer's Responsibilities/Increase City Role.** All interviewed developers felt that the RFQ placed the burden of all development, infrastructure, entitlement, and environmental issues on the developer. This was problematic because the selected developer would have to invest hundreds of millions of dollars and years of very difficult work on infrastructure improvements, the entitlement process, and political issues seemingly on their own before possibly earning a return. As one developer noted "there is lots of exposure for a limited development profile." Correspondingly, all developers felt that the City of San Francisco and TIDA should play a larger project management and financial role in the project. Developers seemed to fear both the political climate in San Francisco and the particular financial risks at Treasure Island. "TIDA must send a message to the development community that the City of San Francisco will stand behind the developer to work through the many tough issues on the site."

- **Utilize a Negotiated RFQ Process.** Two developers felt that a project of this magnitude and complexity would be better served by a negotiated RFQ process. They

felt that TIDA should select a master developer based on qualifications and then, without the burden of having to submit an RFP competitively, move into a period of exclusive negotiation. During the negotiation period TIDA and the developer could undertake additional needed market studies, develop a financially feasible concept plan, and begin addressing some of the major development issues such as the Tidelands Trust transfer, the EIR/EIS, Island access, etc.

- **Reduce the Requirements of the RFP Process.** Three developers were concerned with the open-ended nature of the RFP, especially the iterative refinement of development concepts in competition with other developers. They viewed this as an expensive and political process that inhibits the attractiveness of the project. Two developers were also concerned about an additional investment of earnest money during the previously proposed competitive RFP process.

- **Strengthen TIDA's Authority Over Entitlements.** One developer felt that TIDA should be strengthened so that it has more authority over entitlement issues, plan approval, etc. at the site. This developer was particularly sensitive to the political process for approvals in San Francisco.

Initiate Additional TIDA Pre-Development Activities

BAE asked developers to rank four pre-development activities that TIDA staff indicated could be undertaken by TIDA prior to a new RFQ/P process, including finalize the conveyance, negotiate Tidelands Trust transfer agreements, finalize the EIR/EIS, and expedite the Navy's clean-up process. However, developers seemed to be torn between the advantage of early completion of pre-development activities and fears that the lack of their involvement would reduce the development opportunity at the Island. The following provides additional commentary regarding these potential pre-development activities:

- **Finalizing the Tidelands Trust transfer agreements** garnered strong support from four developers. This would benefit the project by reducing the development timeline and it would give the developer a final understanding of the true development envelope. Two developers were also concerned that the Trust be transferred with enough flexibility so that minor changes in the development concept could be accommodated after developer selection.

- **Finalizing the EIR/EIS** gathered support from three developers, again provided that flexibility is maintained by analyzing the highest level of development density allowable given the Reuse Plan and Tideland Trust's legal constraints.

- **Completing updated market studies for the Island,** particularly for the hotels, ferry service, and conference facilities, was supported by three developers. These respondents questioned the financial feasibility and market support for these components of the Reuse plan.

- **Expediting the Navy's environmental clean-up** was also important to two developers, although one felt there might be advantages to completing the clean-up in partnership with the developer in accordance with a development plan.

- **Finalizing the conveyance** of the property was recommended by two developers; one developer noted that this was the most important action that TIDA could undertake.

Developers identified two additional activities that the City and TIDA should partner with the developer to resolve, including:

- Obtain public funding to assist with site development
- Work with regional transit agencies to develop an effective transportation and access strategy

Feasibility of New RFQ/P Process

Developers felt overall that the Treasure Island development opportunity would be more attractive if TIDA completed some pre-development activities. The most important task for TIDA is to "increase the certainty" of the financial feasibility of the project, the project's timeline, and the achievability of corresponding entitlement tasks. However, most felt that this would take some time and that it was hard to gauge their firms' level of interest a few years from now.

Two out of the five developers were very positive about reconsidering Treasure Island in a second RFQ/P. Both were particularly intrigued by the size and complexity of the Treasure Island development opportunity. An additional developer was interested in "re-assessing" the situation once they had seen what TIDA accomplished prior to a new RFQ/P process. The two remaining developers would not consider participating in a San Francisco project at this time.

In addition, interviewed developers recommended a number of potentially qualified developers (besides their firm) for TIDA to pursue at the next phase of the RFQ/P process, including: Catellus, Paladium, Federal Reality Investment Trust, Forest City, Lennar, Shea Homes, Lend Lease, and Trammell Crow[*].

Impact of Changing Market Conditions

Three developers felt that the change in market conditions would not substantially change their recommendations. Most noted that projects of this size and complexity take many years to complete and that the selected developer must time the phases of the project to catch market up-turns.

Two dissenting developers felt strongly that market changes have reduced the overall desirability and feasibility of the project, and that there was no advantage to quickly reopening the RFQ/P process. These developers noted that the change in market conditions would impact their consideration of the project as follows:

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[*] BAE has observed additional potential developers that have expressed interest in other complex island, base reuse, or brownfield projects, including companies such as Post Properties, Disney/Buena Vista Resorts, AMFAC, and Madison Marquette. A more comprehensive list of potential developers would be available from BAE upon request.

- Constrained their ability to raise investment dollars for office, retail, hotel and conference facility projects. "Capital markets are very tight," consequently, to raise funding, developers must invest a much larger amount of equity than before.

- Changed their priorities in that they are now unwilling to expend capital on pre-development activities and are instead investing their capital in existing projects. This makes the pre-development work required for this project a bigger detraction than it might have been at the peak of the economic cycle.

- Caused them to be much more careful about new projects they initiate. The Treasure Island RFQ was released at a time when there were many base redevelopment opportunities, and Treasure Island had comparably more problems. As one developer noted "its really a small development opportunity with a bunch of headaches. Currently, there just isn't enough of a critical mass of development opportunity to make it worthwhile."

Recommended Next Steps

While Treasure Island is a unique long term development opportunity, according to interviewed developers, it is also an enormously complex project, with a number of issues that threaten financial feasibility or otherwise make development very difficult. The principle policy issue before TIDA is whether to proceed on the current course with one qualified team, or to delay the project to further address some of the issues identified in this report, and reopen the process for additional competition.

The following sections briefly discuss the issues associated with three possible options for proceeding:

Option 1: Issue focused RFP to Treasure Island Community Development

The Treasure Island Community Development (TICD) team was deemed qualified by TIDA through the prior RFQ process, and TICD is ready to move forward with the project. It should be noted however that BAE has not reviewed TICD's submittal, nor is BAE rendering an opinion about the feasibility of TICD's concept with respect to the development issues identified in this report.

One approach would be to issue a focused RFP to TICD prior to entering into exclusive negotiations. In this way, the Authority could defer granting TICD any exclusive rights until after the Authority (with community input) has determined whether TICD's proposal is acceptable. This approach has the benefit of offering the quickest path to reuse of Treasure Island by continuing the process already initiated by TIDA, with a development team deemed qualified, while building the partnerships necessary to overcome the project's challenges and realize its rewards.

The principle drawback of this approach is that if TICD's proposal is deemed unacceptable, the Authority will have to start over with one of the two options outlined below, having lost 3-6 months in the process. In addition, the impetus for TICD to offer the most favorable terms at the proposal stage, may be somewhat lessened.

Option 2: Issue a Modified RFQ/P that Addresses Financial Feasibility Concerns and Simplifies Proposal Requirements

TIDA could issue a modified RFQ/P that addresses financial feasibility concerns and simplifies proposal requirements. For example, the revised RFQ/P could better communicate the "rewards" of the project, including, the benefits of an interim reuse strategy, wherein the significant revenue generated by existing housing leases ($45 million over seven years) could support a revenue bond or other debt instrument to address the Island's seismic and other infrastructure needs. In addition, the revised RFQ/P should also emphasize the long-term collaborative partnership being sought between TIDA and the developer and describe other tools available to address project issues.

The revised RFQ/P should simplify proposal requirements, possibly encouraging more developers to respond. It should be noted that during interviews conducted for this report,

many developers expressed their reluctance to participate in a competitive RFP process because of the significant financial commitment required (a typical firm might spend $1M developing a proposal). This reluctance may be exacerbated by the possible near-term continued economic downturn, which tends to reduce developers' interest in complex projects during times of retrenchment The RFQ/P itself should clearly state that the purpose of the "proposal" is to ensure the intent and broad goals of the developer, not to finalize a plan. One method to communicate this goal would be to title the issuance a Request for Qualifications (RFQ) and Project Concept. One benefit of Option 2 may be attracting broader, more competitive interest in the Treasure Island project. The principle drawback of Option 2 may be an additional delay of redevelopment.

Option 3: Reissue a New RFQ/P after the Authority Completes Substantial Pre-Development Enhancement Activities

TIDA could undertake pre-development activities, either prior to or concurrently with re-issuance of an RFQ/P. These activities are especially important to those developers who expressed interest but did not submit due to overriding concerns regarding financial risk, entitlement risk, and related development challenges.

Interviewed developers were especially keen that TIDA play a role in:

- Removing entitlement risks by initiating the Tidelands Trust transfer and finalizing the EIR/EIS. TIDA could also begin work on both the property conveyance and clean up, which are fairly typical activities for public partners in base reuse projects.

- Reducing financial risks by preparing updated market studies of ferry service, hotel and conference center uses; and preparing an interim use plan for revenue generating uses such as housing, events, etc.

Completion of this list of activities may lead to additional developer interest, but will take a significant amount of time, at least a year or longer.

Appendix A: Treasure Island Interview Guide

Explain that we are talking to developers to get more information about their views on the project, the decision process they went through to propose or not, and actions that TIDA could take to mitigate concerns (both short and longer term). Also explain that there will be a new combined RFQ/P, and TIDA is encouraging all interested parties to take another look and propose. Emphasize that their comments and perspectives will be strictly confidential and that while their comments will be shared generally with TIDA to improve the RFQ/RFP process, all comments will be anonymous to TIDA.

1. How did you first lean about the Treasure Island development opportunity?
2. Why did you decide not to submit your firm's qualifications in response to the recent Treasure Island RFQ?
3. What primary development risks did you identify when deciding whether to respond to the RFQ?
   - How did you identify and analyze those risks?
   - What did your analysis find?
   - How would you rank the severity of these risks?
4. Given what you know about the site and the legal constraints it is under, what is your best-case development scenario for the site?
5. If TIDA were to complete some pre-development activities, which activities would be important to complete to make the project more attractive?
   (For all important activities, rank by order of importance)
   - Finalize conveyance
   - Trust Transfer agreements
   - Finalize EIR/EIS
   - Expedite the Navy's clean-up process
6. How much more attractive would the project be if TIDA completed these pre-development activities? Would it be attractive enough to participate in the RFQ/RFP process?
7. Are there short-term issues that the City of San Francisco or the Treasure Island Development Authority could solve to make the project attractive to your team? How specifically should TIDA the City address these issues?
8. What are the most important long-term issues that TIDA should tackle to improve the feasibility of the project? How could they address these issues?
9. Did you have any concerns about the RFQ requirements or process?
10. What would you change, in anything, about your recommendations for improving the RFQ process, pre-development work, or overall development issues on the island given the recent decline in market conditions?
11. Did you consider forming a team with several developers? If so, what types and what was the thought process for this?
12. Would you consider participating in a new RFP/RFQ process? Why or why not?
13. Could you recommend other developers who are qualified to complete a project like this?
14. Do you have any additional comments about Treasure Island, the development process or the RFQ/RFP process?

Agenda

Treasure Island /Yerba Buena Island
Citizens Advisory Board

Thursday, October 18, 2001, 6:00 p.m.
Treasure Island Job Corps, 655 H Street, Building 442

I. Roll Call

II. Approval of Minutes for both the Regular CAB meeting on September 20, and the Special Meeting of September 27, 2001. (Action Item)

III. Report on the Treasure Island Development Authority meeting of October 17, 2001. (Information Item)

IV. Presentation by Mr. Rick Denton, Member of the Executive Committee for Homes on Treasure Island. (Information Item)

V. Report from the Chair of the Planning and Development Subcommittee. (Information Item)

VI. Report from the Chair of the Outreach Subcommittee. (Information Item)

VII. Announcements from Board members. (Information Item)

VIII. Future Agenda Items (Action Item)

IX. Public Comment

X. Adjourn

Lobbyist Ordinance

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4.3

1/18/01

Minutes of Meeting
Treasure Island/Yerba Buena Island
Citizens' Advisory Board
October 18, 2001
Approved

I. Roll Call
Present: Arcelona, Brennan, Brown, Crowley, DeLane, Dipman, Goncalves, Hirschhorn, Hutzel, Knowles-Pearce, Miller, Molinare, Runge, Yee

Absent: Belenson, Brodsky, Clemens, Garcia, Heinicke, Levine, Moore

II. Approval of minutes for regular CAB meeting of September 20 and Special Meeting of September 27, 2001. Minutes of September 27 amended to correct the misspelling of Kathrin Moore's name. Motion to approve minutes of the 27th, motion seconded, approved unanimously.

Motion to approve minutes of September 20, motion seconded, approved unanimously.

III. Report on TIDA meeting of October 17, 2001. Stephen Proud states the meeting started out in closed session to discuss negotiations with the Navy, i.e., the process, timeline and progress update. The first item in open session was the lease with the Navy and a sublease with an organization called Tri-Cities Children's Centers for a childcare center on the Island. The sublease was approved unanimously. Two smaller issues, one was an extension of a month to month lease for a crane on a barge near the pier and the other was a deconstruction grant. There are four bungalows between Job Corps and the Post Office that we are deconstructing, this is a demonstration project, training program for resource recovery. Hopefully we will be able to use the skills acquired on other deconstruction projects. The subcontractor on the job is a company called "Beyond Waste".

The TIDA Board also approved a cooperative agreement with the Navy from which we'll receive $145,000. Last year was to be the final year but there was an extension.

Regarding the master developer RFP, Karen presented the Board with the TI/YBI CAB vote. Stephen presented a schedule, there was discussion of timelines and more time for CAB review process. TIDA wants to participate in a "workshop" on the requirements of the submittal policy. With the timeline, Stephen would like to see a draft RFP presentation at the November CAB meeting, which staff would then review and provide input, get feedback from the BCDC and State Lands Commission. We'll provide CAB with enough time to respond and then come back in December, after the workshop, with comments before presenting it to TIDA.

Mike Delane asks if TIDA approved the RFP? TIDA authorized staff to prepare a focused RFP for TICD, which will still need authorization to issue the RFP. Stephen is trying to keep things in regularly scheduled meetings. Instead of being included in the Director's report, the CAB will have a stand-alone agenda item from now on, they will always have a slot. Any written materials to be distributed must be provided prior to the mailing of the binders to the Board.

George would like the attendance reflected in the Roll Call section of the minutes.

IV. Presentation by Rick Denton, Member of the Executive Committee for Homes on Treasure Island. This is a non-profit group started by TI residents, whose goal is to create affordable housing on the Island. They had a general interest meeting on May 30, the response was overwhelming with 300-350 in attendance. This warranted doing the document to have the concept heard. This is a limited equity cooperative which means anything that is purchased and resold, it is resold at the purchase price. That is the key to making this

work legally. If there is the possibility of a developer building and renting housing, can the developer build and the citizens own the property? If the land is put in a trust held by the City of San Francisco, then you don't have private ownership, it belongs to the City. The City can then form a corporation and people can own shares that are connected to a particular unit. From the standpoint of the IRS, you effectively have ownership and enjoy all the rights and tax benefits of ownership. To satisfy the Base Closure Act, you can only sell it for what it was bought for with allowance for inflation. You can build equity in it and get the equity out. As far as who benefits, we borrowed the parameters that TIDA set for John Stewart Company, which are adjustable. That gave city employees the right of 2nd refusal and current tenants right of 1st refusal. This is not housing for the homeless but for middle income people. He'd like the CAB to review the proposal and make recommendations as necessary and then send it to TIDA with the recommendation that some variation of it become part of the RFP.

Nella asks if this applies to units already in existence? Yes, the 2/3's of units that are not for TIHDI and we're also open to new housing if old buildings are destroyed. Seismic issues will have to be addressed. Gerald asks who sets the price for affordable housing. Interest rates have a lot to do with it. Rick would like to know what kind of 30-year loan can a person of medium income get? Carrie asks if lenders recognize these coops, Rick states yes, there are lenders who specialize in it. Liz asks why should TI be given this opportunity when SF residents on the mainland don't have the opportunity. Rick asks how does the City benefit if one developer is renting everything and making money versus 600 or 700 families owning a share and future residents can purchase them for the same price. Thirty percent of people who are here will probably be here in five years. Liz wonders how is it fair that TI residents receive better treatment than other renters in the City. Rick states that just because all don't benefit why shouldn't some? Why just the developer? Andrea asks how does YBI fit in the plan? Rick states they see Tidelands Trust land being move to YBI, a land swap. Nathan states they may need to develop YBI with condos to pay for the TI seawall. Marianne asks if this has been done with other trust properties in California? Rick states that Northern California Land Trust does these limited equity coops. This is a unique situation but there are other examples of this. Ruth states this is a well-put together plan. Could the project work without the Tidelands Trust for an exchange? That has not been investigated with the State Lands Commission. Ruth says that at the moment, the BCDC's Bay Plan protects YBI as "recreation".

Rick wants the CAB to consider this proposal as something else we find acceptable and make a recommendation to TIDA. Rick states that out of his 200-person e-mail list, there's a solid thirty percent interest out here.

Karen suggests a housing subcommittee should be set up in the future to discuss this issue.
Discussion follows.

V. No report from the Chair of the Planning and Development Subcommittee.

VI. Report from the Chair of the Outreach Subcommittee. Tim reports he e-mailed the latest version of the outreach document. Copies will be distributed at Saturday's picnic. Mike and Carrie are staffing a table. We continue to add e-mail addresses to the list. Tim plans to contact the Treasure Island Museum Association about a future meeting. Everyone needs to turn in their 2-line bio to Tim so we can cross it off the agenda.

VII. Announcements from Board Members. Nathan gives an update on the clean up by the Navy. This week they're finishing up four housing sites. They're going to work on the fuel line that ran down the causeway. On YBI they'll be checking landfill. They have monitoring wells and will be digging trenches to inspect it for CalTrans. On Saturday the 27th, RAB will have a workshop from 2-5pm at the Nimitz House.

Karen has two announcements. We are in touch with Blue Water, they are not available in November but will remain on the guest list.

The Mayor's office has appointed two more members to the Board. One of the two appointed three months ago has never shown up so we may have to replace that person. There are 2-3 slots and they are talking to people.

Amy was contacted by the San Francisco Bay Board Sailor's Association about the possibility of windsurfing facilities on the Island. He was directed to Stephen.

Marianne announces the Triathlon on TI November 3, 2001 put on by Tri-California. It will be difficult to get on and off the Island during event time and shortly afterwards.

VIII. Future Agenda Items: Mike asks about the by-laws change. It will be on the November TIDA agenda and then to CAB for a vote. It currently reads "Beginning on January 1, 2001, any member who is absent for 4 of any regularly scheduled meeting during any 12 month period shall automatically be terminated". The following will be added: "Subject to a written appeal to CAB prior to the next regularly scheduled meeting, attendance at a scheduled subcommittee or special meeting of CAB shall constitute a credit of 1/2 of a meeting against any such absence". This is retroactive to January 1, 2001.

IX. Public Comment: Ruth states the selection of agenda items on tonight's should have included an item about our role in development of the RFP, workshop on November 15 should be addressed--where it is being held, format, etc. For the next meeting we should agendize discussion of our role in RFP.

Agency comments need to get to us prior to us finalizing our comments. Placeholder agenda item.

X. Adjournment

Agenda

"Cancelled"

Treasure Island /Yerba Buena Island
Citizens Advisory Board

Thursday, November 15, 2001, 6:00 p.m.
Treasure Island Job Corps, 655 H Street, Building 442

I. Roll Call

II. Approval of Minutes the CAB Meeting of October 18, 2001. (Action Item)

III. Report on the Treasure Island Development Authority meeting of November 13, 2001. (Information Item)

IV. Approval to submit an amendment of CAB Bylaws, Section 5 of Article IV – Attendance to the Treasure Island Development Authority (Action Item)

V. Presentation of the Draft Request for Proposal for a primary developer for Treasure Island. (Discussion Item)

VI. Report from the Chair of the Planning and Development Subcommittee. (Information Item)

VII. Report from the Chair of the Outreach Subcommittee. (Information Item)

VIII. Announcements from Board members. (Information Item)

IX. Future Agenda Items (Action Item)

X. Public Comment

XI. Adjourn

Treasure Island/Yerba Buena Island Citizen's Advisory Board

Agenda Item IV - Amend CAB Bylaws, Section 5 of Article IV – Attendance. (Action Item)

Current language:
Section 5. Beginning on January 1, 2001, any member who is absent for four (4) of any regularly scheduled meetings during any twelve (12) month period shall automatically be terminated. Any resulting vacancy shall be filled for a new term. If the vacancy is an appointee of the Board of Supervisors, the Board of Supervisors shall appoint the replacement. If the vacancy is an appointee of the Mayor, the Mayor shall appoint the replacement.

Proposed amendment for the Treasure Island/Yerba Buena Island Citizen's Advisory Board (CAB).

Section 5 of Article IV shall read:

Section 5. Beginning on January 1, 2001, any member who is absent for four (4) of any regularly scheduled meetings during any twelve (12) month period shall automatically be terminated, subject to a written appeal to CAB prior to the next regularly scheduled meeting. Attendance at a scheduled subcommittee meeting or special meeting of CAB shall constitute a credit of one half of a meeting against any such absences. Any resulting vacancy shall be filled for a new term. If the vacancy is an appointee of the Board of Supervisors, the Board of Supervisors shall appoint the replacement. If the vacancy is an appointee of the Mayor, the Mayor shall appoint the replacement.

Upon approval by the CAB, proposed amendment moves to the Treasure Island Development Authority for final approval.

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OFFICE OF THE MAYOR
SAN FRANCISCO

TREASURE ISLAND PROJECT
410 AVENUE OF THE PALMS
BUILDING 1, 2ND FLOOR
TREASURE ISLAND
SAN FRANCISCO, CA 94130
(415) 274-0660
FAX (415) 274-0299

WILLIE LEWIS BROWN, JR.

NOTICE

The regularly scheduled meeting of the Treasure Island/Yerba Buena Island Citizens Advisory Board of Thursday, November 15, 2001 at 6:00 PM has been cancelled.

The next regularly scheduled meeting will be on December 20, 2001 at 6:00 PM.

TREASURE ISLAND/YERBA BUENA ISLAND CITIZENS ADVISORY BOARD MEETING

Please note that the regularly scheduled meeting of the Treasure Island/Yerba Buena Island Citizen's Advisory Board Meeting for Thursday, December 20, 2001 has been canceled.

The next scheduled meeting of the CAB is set for Thursday, January 17, 2002.

If you have any questions, please call (415) 274-0660.

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Agenda

Treasure Island /Yerba Buena Island
Citizens Advisory Board

Thursday, January 17, 2002, 6:00 p.m.
Treasure Island Job Corps, 655 H Street, Building 442

I. Roll Call

II. Approval of Minutes the CAB Meeting of October 18, 2001. (Action Item)

III. Report on past hearings of the Treasure Island Development Authority. (Information Item)

IV. Approval to submit an amendment of CAB Bylaws, Section 5 of Article IV – Attendance to the Treasure Island Development Authority (Action Item)

V. Presentation of the Draft Request for Proposal for a primary developer for former naval station Treasure Island. (Discussion Item)

VI. Report from the Chair of the Planning and Development Subcommittee. (Information Item)

VII. Report from the Chair of the Outreach Subcommittee. (Information Item)

VIII. Announcements from Board members. (Information Item)

IX. Future Agenda Items (Action Item)

X. Public Comment

XI. Adjourn

17

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Treasure Island/Yerba Buena Island Citizen's Advisory Board

Agenda Item IV - Amend CAB Bylaws, Section 5 of Article IV – Attendance. (Action Item)

17

Current language:
Section 5. Beginning on January 1, 2001, any member who is absent for four (4) of any regularly scheduled meetings during any twelve (12) month period shall automatically be terminated. Any resulting vacancy shall be filled for a new term. If the vacancy is an appointee of the Board of Supervisors, the Board of Supervisors shall appoint the replacement. If the vacancy is an appointee of the Mayor, the Mayor shall appoint the replacement.

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Section 5 of Article IV shall read:

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Upon approval by the CAB, proposed amendment moves to the Treasure Island Development Authority for final approval.

Treasure Island/Yerba Buena Island
Citizen's Advisory Board
Meeting of January 17, 2002,
Job Corps Administration Facility
Building 442, 655 H Street
San Francisco, CA 94130

Called to order at 6:10p

I. Roll Call: Present: Arcelona, Brennan, Brodsky, Brown, Hutzel, Clemens, Crowley, Delane, Dipman, Goncalves, Hirschhorn, Knowles-Pearce, Miller, Molinare, Moore, Runge, Shimko, Yee

II. Minutes 10/18/01: Molinare said that #6 should be listed as from Outreach, not from P&D. Approved unanimously.

III. TIDA Report: Proud said that in November, TIDA discussed grants, marina issues. Brodsky asked whether the CAB could review the term sheet for the Marina lease.

IV. Amendment to CAB Bylaws: As written except with 2002 replacing 2001; unanimous passage.

V. Draft RFP Presentation: Proud and Cohen were the primary authors, and walked us through the Document. Highlights: land use, housing, phasing plan, affordable housing buyout option, transportation and access and parking, seismic issues, demolition, community facilities and services, urban design, finances, interim uses, community outreach, roles of the development team, evaluation criteria, and the CAB process.

Final comments from the CAB are due at the March meeting.

Brodsky asked if it is realistic to have only one month for workshops and public comment? Proud said that the schedule is flexible. Brodsky emphasized importance of soliciting public input.

Moore asked if we can comment on the RFP. Proud said that TIDA decides, with our input.

Hirschhorn asked about the process, and the CAB's role. Cohen explained the process.

Hutzel asked whether the City is adopting the Navy's EIR/EIS? Cohen said that there would be a need for further environmental analysis.

Molinare asked that a set of milestones be included in the document: what would be done by the developer, and when. Cohen said that would be part of the RFP.

VI. Report from Chair of P & D Subcommittee: Dipman and Crowley and Shimko want to join the committee. Further, Levine may not be able to serve as chair, and Hirschhorn may step in.

VII. Report on Outreach: Delane reported on the success of the picnic.

VIII. Announcements: Clemens said he will not stand for re-election as secretary, and urged others to run. Brennan reported on the Reuse Board. Delane reported on the Life Learning Academy.

Hirschhorn asked that TIDA consider joining the CAB in March.

Knowles-Pearce reported that there would be officer elections in February

Adjournment at 8:06p.

* MINUTES *

Treasure Island/Yerba Buena Island
Citizens Advisory Board
February 21, 2002, 6 pm to 8 pm,
655 Avenue H, Building 442
Treasure Island

Minutes, Amy Hutzel

I. Role Call; Present –Arcelona, Brennan, Belenson, Brodsky, Clemens, DeLane, Dipman, Garcia, Goncalves, Heinicke, Hirschhorn, Hutzel, Knowles-Pearce, Miller, Molinare, Runge, Shimko, and Yee
Absent: Brown, Crowley, Levine, Moore

II. Minutes from January 17 meeting - Approved

III. Report on TIDA (Info Item), Stephen Proud, Michael Cohen, and Anne Marie Conroy
- Four leases and draft RFP at last TIDA meeting. Covered all of the RFP, except the financial portion. The financial portion will be taken up at the next TIDA meeting in March. Great deal of discussion – transportation, access, affordable housing, community benefits. Discussed joining CAB at March meeting.
- Brodsky asked when TIDA would take action? Proud – working towards April.
- Shimko – When will comments be in written form? Proud – Will have redraft before TIDA March meeting.

IV. Election of Officers for TI/YBI CAB (Action Item)
- Chair: Yee nominated Karen Knowles-Pearce, Miller seconds, Brodsky nominate Tim Molinare, Goncalves seconds, Vote 11-6, Karen Knowles-Pearce.
- Vice Chair – Mike Delane by acclimation
- Secretary – Amy Hutzel by acclimation

VI. Report from Chair of Planning and Development Subcommittee
Hirschhorn reports on major components of discussion:
1) Suggestion for contingency plans from developer, if their key assumptions do not work out.
2) Establish more finite criteria versus subjective?
3) How is proposal reviewed for acceptability?
4) Request for timeline from proposer
5) Inconsistencies between proposal requirements and selection/eval criteria.

V. Discussion of RFP
- Brodsky – Questions about financial quals of others besides Lenar. Michael – We have to be clear in RFP about what is needed by city in terms of financials. There has to be guarantee in proposal.
- Goncalves – Community building aspect.
    - P. 4 – Rental vs. ownership – what are plans for transitioning current renters to home ownership. TIHDI reviewing RFP at Tuesday board meeting. Carrie will relay info to P&D subcommittee.

    - Concern about increased traffic and children walking to school. Pedestrian circulation plan should include safe routes to school.
    - P. 6 - More information about community facilities and services needed.
- Runge – Any plans for ownership/rental preferences for certain professions (city employees, teachers, firefighters, etc.)?
- Shimko – Housing for on-island personnel cuts down on transit. What will mechanisms be for maintaining affordability?
- Clemens – p.5 – transit other than auto (auto versus single-passenger auto, i.e. carpooling, vanpooling, formalized pick-up points for carpoolers.)
- Arcelona – Job Corps has 300 staff, most of whom commute from East Bay, plus there are special events on island. Automobiles have to be considered in plans.
- Malcolm Heinicke -
    - Three different land use objectives in RFP. List on p.2 (A1) and on p. 13 (3B). Which list is the priority? Proud – draft proposal, evaluation process, negotiations all offer opps for input on land use.
    - Who is design audience – SF Residents.
- Hutzel – Sustainability Plan should be mentioned up front in RFP. Board of Sups passed resolution about inclusion of sustainability in RFP.
- DeLane - Ability of people who work on island live on island? Affordable housing.
- Garcia
    - Seismic and geotech conditions – essential to any plans
    - Parking – address in constructive way
    - P. 13 – land use/urban design – bullets 7, 8, and 9; should be more specifics about wetlands.
- Gerald Miller – RFP doesn't allow developer enough room to maneuver. V.C Grounds for Rejection – unfair to developer. Michael – ENA will not allow for unilateral rejection.
- Brennan –
    - Plans for traffic calming needed.
    - Utilities – reducing operating costs, employee safety issues, operability issues.
- Molinare –
    - Contingency plan if housing doesn't work out.
    - Planning milestones – what is schedule after RFP and proposal (after August)? Michael – could ask developer – what is the minimum # of housing units needed to make this project feasible?
- Brodksy – RFP leaves planning to developer, versus City taking a position on what is wanted on TI/YBI.
    - Historic preservation on p. 7 – Nat'l Historic Preservation Act.
    - Stronger statement about sustainability
    - Financing – relationship/agreement between 4 partners.
    - Stronger language about wetlands
    - P. 15. C. sufficient media to inform SF about process
    - P. 15. D. Who is review committee? How will it be chosen?

- P. 16. F. Add Dept of Environment
- P. 16. G. When should Board of Sups hold meetings and discuss. Resolution in 1998 that 3 supervisors sit on TIDA as non-voting members.

- Shimko – Community Facilities – day care/pre-school may be included in plan.
- Public Comment:
  - Terri Shore from Bluewater Network – include language to require non-diesel, clean ferry service.
  - Ruth Gravanis
    - More opportunities for public to comment.
    - TIDA spoke about open space and phasing open space.
    - Community facilities: wildlife areas, parks, facilities
    - CAB should see comments from agencies about RFP.
    - TI for current and future residents of CA (Tidelands Trust)
  - Marianne Conarroe– 3 comment letters for distribution to CAB (Golden Gate Audubon, Native Plant Society, San Francisco Tomorrow)

VII. Authorization for P&D subcommittee to prepare and summarize recommendations for changes to RFP to forward to TIDA. (Action Item) Resolution passed unanimously.

VIII. Outreach Committee – will meet soon

IX. Announcements – update on RAB by Nathan Brennan (handout)

X. Future agenda items – Terri from Bluewater Network, other Ferry Service providers, TI Museum representatives.

XI. Public Comment

XII. Adjourn

Agenda

Treasure Island /Yerba Buena Island
Citizens Advisory Board

Thursday, February 21, 2002, 6:00 p.m.
Treasure Island Job Corps, 655 H Street, Building 442

I. Roll Call

II. Approval of Minutes the CAB Meeting of January 17, 2001. (Action Item)

III. Report on the Treasure Island Development Authority meeting of February 13, 2002. (Information Item)

IV. Election of Officers for the Treasure Island/Yerba Buena Island Citizens Advisory Board (Action Item)

V. Further Discussion of the Draft Request for Proposal (RFP) for a primary developer for former naval station Treasure Island. (Discussion Item)

VI. Report from the Chair of the Planning and Development Subcommittee. (Information Item)

VII. Authorization for the Planning and Development Subcommittee to prepare and summarize recommendations for any changes to the RFP to be forwarded to the full Treasure Island Development Authority Board prior to the next TIDA Board meeting on March 13, 2002. (Action Item)

VIII. Report from the Chair of the Outreach Subcommittee. (Information Item)

IX. Announcements from Board members. (Information Item)

X. Future Agenda Items (Action Item)

XI. Public Comment

XII. Adjourn

Lobbyist Ordinance

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Agenda

Treasure Island /Yerba Buena Island
Citizens Advisory Board
Thursday, March 21, 2002, 6:00 p.m.

PLEASE NOTE CHANGE IN MEETING LOCATION

Room 201 San Francisco City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA

I. Roll Call

II. Approval of Minutes the CAB Meeting of February 21, 2001. (Action Item)

III. Report on the Treasure Island Development Authority meeting of March 13, 2002. (Information Item)

IV. Further Discussion of the Draft Request for Proposal (RFP) for a primary developer for former naval station Treasure Island. (Discussion Item)

V. Report from the Chair of the Planning and Development Subcommittee. (Information Item)

VI. Authorization for the Planning and Development Subcommittee to prepare and summarize recommendations for any changes to the RFP to be forwarded to the full Treasure Island Development Authority Board prior to the next TIDA Board meeting on April 10, 2002. (Action Item)

VII. Report from the Chair of the Outreach Subcommittee. (Information Item)

VIII. Announcements from Board members. (Information Item)

IX. Future Agenda Items (Action Item)

X. Public Comment

XI. Adjourn

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Treasure Island Development Authority

March 21, 2002

Treasure Island/Yerba Buena Island Citizens Advisory Board
March 21, 2002, 6 pm to 8 pm, Room 201, City Hall

Minutes, Amy Hutzel

Karen Knowles-Pearce introduced TIDA Board members, TIDA staff

I. Role Call; Present -Arcelona, Brennan, Brodsky, Brown, Crowley, DeLane, Dipman, Garcia, Goncalves, Hirschhorn, Hutzel, Knowles-Pearce, Miller, Molinare, Moore, Shimko, Yee

II. Minutes from February meeting - Approved (acclamation misspelled)

III. Report on TIDA and RFP for Primary Developer (Info Item), Stephen Proud

- Distributed red-line version of RFP.

- Substantive Changes:

  - P.3 - gave Tidelands Trust and Housing their own sections, removed from Land Use.

  - P. 4 - asked for Phasing Plan and broke down phasing for transportation, geotech, community facilities, vertical development. Pre-development schedule request - will become attachment to ENA.

  - P.5 - created new housing section - Affordability Section with new language. 30% of total units to be affordable; TIHDI set-aside units 15% affordable units.

  - P. 7 Tidelands Trust - own section.

  - P. 8 - Access, Transportation, Circulation and Parking. 3rd bullet - substantive changes. Added a Transportation Demand Management Program. Benchmark - limit traffic to levels that existed when Base was fully operational.

  - P. 9 - broke down Community Benefits

  - P. 12 - added Sustainable Design

  - P. 14 - Financial Proposal - changed Section 4 guaranty or other financial assurances

- P. 17 - III Evaluation Criteria - some changes

- P. 21 - IV Timeline and Eval - changed schedule, added public review to schedule.

Comments (Around Table)

· Shimko

- Development schedule - add permitting to pre-development activities.

- Phasing of the overall land use program - how are all subpoints interrelated?

- Item 3, last bullet point, change The to Any

- Item 3b, 4th bullet point, set-aside of the difference between 15% and 30% affordable housing could be set-aside for TIDA to construct units.

· Moore - thanks for changes

- P. 4 Phasing of vertical development, wants to know what skyline of TI will look like, what the physical appearance of the island would be.

· Brodsky - Thanks for incorporating CAB comments.

- P. 15 - should be a financial disclosure from each of 4 partners of joint venture.

- TIHDI buy-out?

· Brennan - tie back to environmental clean-up. Reference to clean-up and limitations on certain parcels - residential vs. commercial. Land use program will be limited by residuals, etc. Michael Cohen - If there was a clean-up ROD for base, this would be easier.

· Goncalves - Looks Good

· Dipman - TIHDI thanks Michael and Stephen for incorporating changes.

· Arcelona - nothing to add

· Elberling - just listening to comments

· Hutzel - Thanks for changes. Coastal Authority doesn't exist.

· Rosen

- Vertical development is a term of art for development phasing, not skyline appearance. For Moore's comments to be incorporated, they should be in Urban Design, not phasing.

- Use term linkage for interrelationships in phasing plan

- Appreciates work on housing

- Ownership issues with affordable housing and Trust. Cohen - if Trust were lifted, TIDA cold sell the real estate. This is a policy issue to discuss.

· George Brown - Community Development on p. 15. Restrictions on developers for employment? Rosen - Redevelopment Agency - prevailing wage policy. Cohen - will add in prevailing wage policy and make explicit.

· Garcia -

- Item 5, p. 8 - parking - glad to see transportation section changed.

- Item 8, p. 10 - Demo and deconstruction.

· Gerald - Is this the final version. Stephen Proud - this will be provided to TIDA in April for approval. Waiting for BCDC, SLC comments.

· Crowley - add prevailing wage info.

· Molinare - thanks for pre-development activity schedule. Wants to see actions and responsible parties laid out on timeline; process with all parties.

· Hirschhorn

- Item 2, Phasing plan - Request a critical path schedule, with items that have to be conducted for development to continue.

- P. 6 - definition of affordable? can come from redevelopment agency.

- End of section 5 - will auto traffic levels (pre-base closure) be provided?

- Section 6 - Infrastructure - amend sustainability to add infrastructure.

· Yee

- P. 6 - last bullet point - questions about length of affordable units. Tidelands Trust - 66 year limitation.

· Cheng

- Application of redevelopment law - add section and paraphrase key points of the law.

- Evaluation criteria - do we need to prioritize them?

  * Hirschhorn - by prioritizing we can provide a more quantitative approach, objective standards.

  * Shimko - everyone will have different priorities. Developer has to meet all criteria.

  * Moore - Agrees with Liz - but developer has been as meetings and heard our issues.

* Brodsky - issue endemic to fact that we only have one developer. No Competition and will propose minimum.

* Cohen - What we have done over last month is prioritize through this process.

* Annemarie - There will be opportunity to tell developer that they have missed something. We (CAB) can comment on draft plan, prior to final proposal.

* Shimko - prefers general language in evaluation criteria

* Cohen - TIDA retains discretion to toss out proposal.

* Rosen -

  · 2 other elements of competition - does proposal minimally meet criteria or is overall balanced within criteria (could meet criteria to varying degrees) and have to meet minimum criteria in front of proposal (i.e. 30% affordable units).

  · Could developer propose different land use plans, i.e. open space emphasis, housing emphasis?

  · ENA will allow even more negotiations over proposal.

IV. Public Comment

· Ruth Gravanis - thanks for incorporating comments. One concern - prior to closure, Bay Bridge wasn't so congested, and we didn't know as much about air and water quality impacts from autos. Revisit transportation section.

· Eve Bach (Arc Ecology)

  o P. 6 second bullet up; no more than 60%; no more than 100%.

  o Consultant review committee - there should be experts in affordable housing, wetlands, environmental remediation

  o Transportation - looking for something innovative, not just transportation coordination plan. Has to be different because conditions are different.

· Jay Wallace - thanks for including us in process. Looking forward to providing proposal,

· Annemarie - Thanks to CAB members for comments.

V. Outreach Committee - no quorum for last meeting. Did discuss presentation of proposal to public - work with developer, CAB, TIDA

VI. Future agenda items - Terri from Bluewater Network, other Ferry Service providers, YBI plant person; Bay Trail coordinator.

VII. Announcements

* April 27 - plant walk on YBI

* update on RAB by Nathan Brennan (handout)

* TI Museum - in long-term materials need to be included in redevelopment. IN short-term - where is the museum collection. Proud - Were to be transferred to SFO, but they cannot take it now. Collection is on TI.

* Dipman - Groundbreaking for Phase III housing next week on Flounder Ct. April 25 - TIHDI fundraiser.

* Arcelona - Job Corps Expo - March 26 at lunch time.

VIII. Adjourn

Agenda

Treasure Island /Yerba Buena Island
Citizens Advisory Board

Thursday, April 18, 2002, 6:00 p.m.
Treasure Island Job Corps, 655 H Street, Building 442
San Francisco, CA 94130

I. Roll Call

II. Approval of Minutes the CAB Meeting of March 21, 2002. (Action Item)

III. Correspondence (Information Item)

IV. Report on the Treasure Island Development Authority meeting of April 10, 2002. (Information Item)

V. Presentation by the San Francisco Bay Area Water Transit Authority – Future Plans for Ferry Service and Treasure Island (Information Item)

VI. Presentation on Alternative Fuels Available for Ferry Service by Blue Water Network (Information Item)

VII. Report from the Chair of the Planning and Development Subcommittee. (Information Item)

VIII. Report from the Chair of the Outreach Subcommittee. (Information Item)

IX. Announcements from Board members. (Information Item)

X. Future Agenda Items (Action Item)

XI. Public Comment

XII. Adjourn

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Treasure Island Development Authority

April 18, 2002

* MINUTES *

Treasure Island/Yerba Buena Island
Citizens Advisory Board
April 18, 2002, 6 pm to 8 pm
Federal Job Corps Building 442
655 H Street - TI
San Francisco, CA 94130

I. Roll Call - **Present:** Belenson, Brennan, Brodsky, Crowley, DeLane, Garcia, Heinicke, Hirschhorn, Knowles-Pearce, **Absent:** Arcelona, Clemens, Dipman, Goncalves, Hutzel, Levine, Miller, Molinare, Moore, Runge, Shimko, Yee. **No Quorum**

Chair, K. Knowles-Pearce introduces new CAB member, David Bogdanoff, appointed by Mayor Brown.

II. Correspondence - Chair, K. Knowles-Pearce informs CAB members that a response letter has gone out to all parties who wrote and provided comments on the RFP.

III. TIDA Update - Stephen Proud, Deputy Dir., comments that the Request for Proposal (RFP) was approved for distribution to TICD. The only changes since the last CAB meeting was related to tightening up the language for transportation, putting the onus on the development team. The RFP states a due date for the response is on July 2nd. It is expected that the July TIDA meeting will be on the 17th instead of the 10th. It is also expected that the public workshops to present the draft response to the RFP will start happening some time shortly after the July CAB meeting.

Other items on the TIDA agenda consisted of approving the Rubicon contract for landscaping services on both TI and YBI. TI is now 100% green, meaning that all of the landscaping debris and waste is completely diverted from going to the landfill and is now reused and composted on island.

IV. Presentation by the Water Transit Authority (WTA) - Heidi Machen, Public Affairs Officer provided a brief overview of the agency's goals, and legislative requirements. Mary Culnane, WTA Marine Engineer - Provided a quick look at alternative fuels, particularly the fuel cell technology. Spoke about the connection between the WTA and TIDA and the possibility of having the first fuel cell powered vessel on San Francisco Bay, originating at TI.

V. Presentation by Bluewater Network, Teri Shore - Campaign Director Clean Vessels provided a brief overview of the benefits of other alternative fuels, such as the solar sailor, biodiesel, natural gas powered ferries, the hybrid-electric prototype, and new wake designs.

VI. Report from the Chair of the Planning and Development Subcommittee - No report.

VII. Report from the Chair of the Outreach Subcommittee - No report.

VIII. Announcements - Nathan Brennan Reports on Navy Environmental Re-mediation and

Investigation, Building 227, Building 62, Building 2. TIDA staff announces that the TI Sailing Center will have an opening day on the bay celebration on April 27, 2002, free boat rides. Native Plant walking tour on YBI also on April 27, filming of the movie, "The Hulk" currently on island until middle of May. TIDHI hosting annual fundraiser on April 25, 2002 and Nimitz Conf. Center.

Agenda

Treasure Island /Yerba Buena Island
Citizens Advisory Board

Thursday, May 16, 2002, 6:00 p.m.
Treasure Island Job Corps, 655 H Street, Building 442
San Francisco, CA 94130

I. Roll Call

II. Approval of Minutes the CAB Meeting of March 21, 2002 (Action Item)

III. Approval of Minutes the CAB Meeting of April 16, 2002 (Action Item)

IV. Correspondence (Information Item)

V. Report on the Treasure Island Development Authority meeting of May 8, 2002. (Information Item)

VI. Update on San Francisco International Airport's proposed runway modernization program, with specific Treasure Island issues addressed. (Information Item)

VII. Report from the Chair of the Planning and Development Subcommittee. (Information Item)

VIII. Report from the Chair of the Outreach Subcommittee. (Information Item)

IX. Announcements from Board members. (Information Item)

X. Future Agenda Items (Action Item)

XI. Public Comment

XII. Adjourn

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May 16, 2002

Treasure Island Development Authority

May 16, 2002

Treasure Island/Yerba Buena Island Citizens Advisory Board
May 16, 2002, 6 pm to 8 pm, Federal Job Corps Building
Minutes, Amy Hutzel

I. Role Call; Present ?Brennan, Brodsky, Crowley, Garcia, Goncalves, Hutzel, Knowles-Pearce, Miller, Molinare, Runge, Shimko, Bodganoff
IV. Knowles-Pearce ? Changes to bylaws (Section 5, Article 4) was approved by TIDA board, allowing those with more than 4 absences to submit a letter requesting CAB to allow them to stay on board. Also counts subcommittee meetings as ½ of CAB meeting.
V. Report on the Treasure Island Development Authority meeting of May 8, 2002. (Information Item), Marianne Conarroe
? 3 major topics on last TIDA agenda
? Marina Development Design Concept ? There will be a presentation at our June CAB Meeting.
? CA Engineering Construction ? amendment of lease
? Garbage Collection Bid Package approved ? increased requirements for diversion from current 40% to 50% to 60% in 3 years.
VI. Update on San Francisco International Airport's proposed runway modernization program, with specific Treasure Island issues addressed. (Information Item), Matt Mead, SFO. Stuart Sunshine from SFO joined for questions.
? Runway Program EIR comes out at end of this year and EIS comes out next spring.
? Objectives: reduce aircraft delays, reduce human exposure to noise, accommodate new larger aircraft, create net environmental gains.
? Presentation on delay situation.
? Presentation on noise aspects of runway project, showing noise impacts of various scenarios. TI would have increased airplane noise with 2 of the runway options, while most other communities would have decreased noise.
? Questions:
o Brennan ? Is a unifying structure for the 3 Bay Area airports and/or at slot controls being considered? Mead ? doesn?t think it would help delay situation.
o Shimko ? Is SFO looking at cumulative impacts of SFO and Oakland runway expansions? Mead ? yes for some of the EIR/S sections, but not for water quality, hydrology impacts. SFO studies of SF Bay will help Oakland when they need to assess impacts.
o Hutzel ? Presentation seems to focus on need for runways, benefits of runways. What are the construction and long-term impacts? Mead/Sunshine ? This presentation is one aspect of study. EIR/EIS will address impacts.

II. Approval of Minutes the CAB Meeting of March 21, 2002 (Action Item)
? Approved unanimously
III. Approval of Minutes the CAB Meeting of April 16, 2002 (Action Item)
? Approved unanimously
VII. Report from the Chair of the Planning and Development Subcommittee. (Information Item)
? Brodsky ? No meeting, nothing to report
VIII. Report from the Chair of the Outreach Subcommittee. (Information Item)

? Molinare - The developer is sending in their proposal in July. What are we planning for public outreach?
Discussion:
? There will be a presentation by developer to CAB at July meeting.
? P&D committee should meet between July and August CAB to formulate recommendations for CAB to consider.
? TIDA and CAB to coordinate and co-host a public meeting, at which developer will present proposal. Purpose of meetings ? to gather public input on proposal.
? Media exposure ? What will happen when proposal comes in? Marianne ? there was a meeting yesterday with City?s public affairs officer. TIDA staff plans to issue press release.
? Getting information out to residents on TI? Goncalves could include information in newsletter that goes out to 114 families on island.
IX. Announcements from Board members. (Information Item)
? Brennan - EIS by Navy for reuse has been issued. Public meeting is on June 11. Public comment closes on June 24. Should CAB take a stance? P&D subcommittee will meet prior to June 20 CAB meeting for a discussion of EIS. Recommendations for a letter to Navy will be discussed and voted on at June CAB meeting.
? Brennan ? A national clean-up report by Navy has been issued. Nathan will send us links for both EIS and report.
X. Future Agenda Items (Action Item)
? Molinare
o Treasure Island Museum
o Resolution recognizing former officers and subcommittee heads.
XI. Public Comment
? None
XII. Adjourn

Agenda

Treasure Island / Yerba Buena Island
Citizens Advisory Board

Thursday, June 20, 2002 -- 6:00 p.m.
Treasure Island Job Corps, 655 H Street, Building 442
San Francisco, CA 94130

I. Roll Call

II. Approval of Minutes the CAB Meeting of May 16, 2002 (Action Item)

III. Report on the Treasure Island Development Authority meeting of June 12, 2002. (Information Item)

IV. Report from the Chair of the Planning and Development Subcommittee. (Information Item)

V. Review of the U.S. Navy's Draft Environmental Impact Statement for the transfer and disposal of former Naval Station Treasure Island (Discussion Item)

VI. Prepare and Submit Comments on U.S. Navy's Draft Environmental Impact Statement prior to deadline on June 24, 2002 (Action Item)

VII. Discuss and prioritize items to be reviewed and scheduled for future meetings. (Action Item)

VIII. Report from the Chair of the Outreach Subcommittee. (Information Item)

IX. Announcements from Board members. (Information Item)

X. Future Agenda Items (Action Item)

XI. Public Comment

XII. Adjourn

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June 20, 2002

Treasure Island Development Authority

June 20, 2002

Treasure Island/Yerba Buena Island Citizens Advisory Board
June 20, 2002, 6 pm to 8 pm, Federal Job Corps Building
Minutes, Amy Hutzel

I. Role Call; Present ? Belenson, Brennan, Brodsky, Brown, Delane, Dipman, Hirschhorn, Hutzel, Knowles-Pearce, Miller, Molinare, Moore, Runge, Shimko, Yee
II. Approval of Minutes from the CAB Meeting of May 16, 2002 (Action Item)
? Approved unanimously
III. Report on TIDA meeting of June 12, 2002 (Discussion Item)
Stephen Proud presented
Resolutions authorizing TIDA Ex. Dir. to:
? Negotiate a $250,000 contract with TIHDI for private recreation service providers.
? Amend Geomatrix contract ? extended term of $350,000 contract entered into last year,
? Change sublicense with AT&T.
Presentation by Navy on Environmental Remediation Program

IV. Report from Planning and Development Subcommittee (Discussion Item), and

V. Review of the U.S. Navy?s Draft EIS for the transfer and disposal of former Naval Station Treasure Island (Discussion Item).

Liz Hirschhorn shared the discussion at the P&D subcommittee about the EIS. Stephen Proud had presented TIDA?s draft comment letter and the subcommittee agreed that the TI/YBI CAB should support the letter.
The draft letter was distributed for our review, the letter included questions about the FHWA land transfer, pointed out inconsistencies with baseline data, pointed out that the cultural resources mitigation measure relies on an MOA the city is not obligated to sign, pointed out that transportation impacts were based upon old info, and had questions about infrastructure and public service.

Discussion was held about letter.
? Shimko ? Does City want to delay the transfer? If a new significant impact is identified, the EIS would have to be recirculated.
? Moore ? EIS addresses conveyance of land and there will be a more detailed EIR by the city later.
? Molinare ? concerns about traffic impacts that are not addressed in EIS.

VI. Prepare and submit comments on U.S. Navy?s Draft EIS (Action Item).

Brodsky ? Motion that CAB endorses staff comments to be issued by TIDA in reference the DEIS without expressing a preference for any particular alternative.
Dipman ? seconds motion
Motion approved unanimously.
VII. Future Meetings
Knowles-Pearce ? there is a need for more specific subcommittees as we review the Draft Proposal. There is a large burden on the P&D subcommittee. In the agenda for

next month, there will be an action item for establishing new subcommittees. Preliminary ideas include: Transportation, Environmental and Wetlands, Infrastructure, Financial, Land Use, Housing.

? Shimko ? How do we break down these subjects and bring them back together? How can staff manage all these subcommittees?

? Hirschhorn ? When the proposal arrives, we should be ready to review it.

? Brown ? It is difficult to find time for subcommittees.

? Moore ? P&D subcommittee is effective.

We went around table and got people?s interest in subcommittee topics:

? Knowles-Pearce ? Environmental

? Runge ? Housing and Wetlands

? Shimko ? Land Use and Housing

? Molinare ? Traffic and Infrastructure, Financial

? Hirschhorn - Traffic and Infrastructure, Environmental

? Brennan - Traffic and Infrastructure, Environmental

? Belenson ? all of above

? Hutzel - Land Use, Environmental

? DeLane - Traffic and Infrastructure

? Miller ? Housing

? Dipman ? Economic Development, Housing, Land Use

? Brown ? Housing and Land Use

? Moore ? Urban Design, Planning, and Land Use

? Brodsky ? Maritime, Environmental, Land Use, Financial

Stephen Proud: July 3 ? proposal from developer is due. Marianne will email us about picking up proposal. Public meetings: one on island and one on mainland in late July/early August. Have considered SPUR as facilitator (Moore ? did not recommend using name of organization such as SPUR to sanction the event). Stephen handed out timeline describing Reuse Process (EIS, primary developer, marine developer, etc.). Knowles-Pearce requested a shorter term timeline with more detail.

VIII. Report from the Chair of the Outreach Subcommittee. (Information Item)

Molinare ? TIDA needs a press release upon arrival of proposals. We need to plan for public meetings.

IX. Announcements from Board members. (Information Item)

? Brennan ? environmental clean-up update. Handed out sign-up cards for newsletter.

? Knowles-Pearce ? 3 resignations this year ? Clemens, Heinicke, Levine.

X. Future Agenda Items (Action Item)

? Developer in both July and August.

? Marina ? definite probability for Sept or Oct.

? Museum ? in fall after Marina

XI. Public Comment

? Ruth Gravanis ? Other areas for subcommittees: community services. Review RFP to see areas. Need a timeline for comments on the proposal so that outreach committee can schedule public meetings. There should be an outside moderator not affiliated with any group who can act as an impartial person.

? Rotating meetings with SF? August Meeting at City Hall or Library?

XII. Adjourn

** PLEASE NOTE MEETING LOCATION CHANGE **

Agenda

Treasure Island /Yerba Buena Island
Citizens Advisory Board
Thursday, July 18, 2002 – 6:00 p.m.

Port of San Francisco - Pier 1
Bayside Conference Room
On the Embarcadero
(Between Market and Washington)
San Francisco, CA 94111

I. Roll Call

II. Approval of Minutes from the CAB Meeting of June 20, 2002 (Action Item)

III. Report on the Treasure Island Development Authority meeting of July 17, 2002. (Information Item)

IV. Presentation from Treasure Island Community Development (TICD) on the Draft Proposal for the Redevelopment of Treasure and Yerba Buena Islands. (Information Item)

V. Develop subcommittees for the review of the Draft Proposal and appoint subcommittee members. (Action Item)

VI. Discuss and prioritize items to be reviewed and scheduled for future meetings. (Action Item)

VII. Report from the Chair of the Planning and Development Subcommittee. (Information Item)

VIII. Report from the Chair of the Outreach Subcommittee. (Information Item)

IX. Announcements from Board members. (Information Item)

X. Future Agenda Items (Action Item)

XI. Public Comment

XII. Adjourn

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Treasure Island Development Authority

July 17, 2002

* Minutes *

Treasure Island/Yerba Buena Island
Citizens Advisory Board
Meeting of July 17, 2002
Pier 1 SF, 6 PM

Minutes by Tim Molinare

I. Role Call: Present: D. Bogdanoff, A. Belenson, N. Brennan, E. Brodsky, G. Brown, FX Crowley, C. Dipman, J. Garcia, N. Goncalves, L. Hirshhorn, A. Hutzel, T. Molinare, K. Moore, A. Runge, A. Shimko, C. Yee. Absent: S. Arcelona, M. DeLane, K. K-Pearce,

G. Miller.

As the Chair and Vice Chair were not present Secretary Amy Hutzel chaired the meeting and asked Tim Molinare to take minutes.

There were several members of the pubic in the audience. Supervisor Chris Daly was also present for part of the meeting.

II. Minutes of June 20, 2002 meeting were approved.

III. Report of TIDA meeting by Stephen Proud.

TICD made their presentation to TIDA which is the same presentation that they are making to the CAB at this meeting.

IV. TICD Presentation.

Stephen Proud explained how we got to this point in the process from the RFP in July 2001. After TICD makes this presentation a series of meetings are coming up which will allow more public comment at TIDA and CAB meetings as well as two special meetings which are scheduled. SPUR will also have a meeting to discuss TI proposal.

The final proposal will come back to TIDA in the near future. After that, the Exclusive Negotiating Agreement will be signed.

Jay Wallace of TICD began the presentation. He introduced several members of the developer team that were present including Don Larsen from Lenar Development, Richard Reisman from Interland Co. and Karen Alschuler from SWMM architects. Other consultants were also present.

Plan Overview:

2800 Housing units in total. 33% will be affordable housing.

Retail Services include a grocery store for local residents along with tourist stores.

Hotel and Entertainment venues

Cultural and Education Centers.

Open Space and Recreation facilities.

Seismic stabilization

Transportation program includes $3.5 million for ferries, improved transit service, walkways, bikeways and an on-island shuttle bus system.

Architect Karen Alschuler continued the presentation:

Existing conditions.

403 Acres on TI and 150 Ac. on YBI

YBI is natural island, TI is artificial fill created for the Golden Gate International Exhibition (GGIE.)

Access constraints

Wind Factors

Job corps

Existing Housing

Vision for Development:

1939 GGIE history's presence to be preserved and incorporated in the development.

Community input is important part of the development process.

The concept includes significant open space, 6 development districts and access via new Ferry Plaza and existing causeway.

The districts are named: Island Core, Golden Gate, Bayside, Cityside, Clipper cove and the Hillside districts.

Sustainable development principles will be applied to the construction and operation of the future development of the islands.

Discussion of Districts:

Hillside district is the entire YBI, excluding the Coast Guard facility. Woodland habitats will be maintained. Replacement housing will be built as existing housing is removed. Trails will be constructed. A conference center will be built incorporating existing historic buildings. 85 Ac. will be persevered as open space. 7 Ac. will be used for housing on YBI.

Clipper Cove included the area on the south side of TI. This will be the most active district including Hotels, Retail development and the Marina. Historic buildings will be rehabilitated and reused. Film studios and media production facilities will be in Clipper Cove. The historic

administration building will house the GGIE history museum.

Cityside is on the west side of TI and will include a waterfront esplanade. Residential development will be the bulk of this district. The Job Corps facility will be incorporated into the Cityside district.

Golden Gate district will cover the northern portion of the island. This will include wetlands for habitat and stormwater treatment. Education and cultural centers will take advantage of the location near the wetlands and waterfront. The school and childcare center will be within the Golden Gate district. The sailboarding center and launch point will be on the northern waterfront.

East Bayside will be mostly residential taking advantage of the east bay views.

Island Core will be mostly open space, recreation areas, gardens, walkways and bikeways.

Chair Hutzel opened up the discussion to questions and comments from CAB members.

Ana Shimko asked about the grocery store and parking requirements. Jay Wallace said that it would be included in Phase I and referred to page 25 and 82 for parking predictions.

Tim Molinare asked about phasing and expressed concern that the plan should explicitly say that each phase will be substantially complete before moving on to subsequent phases. Jay Wallace assured that the intent is to follow the phasing plan as shown in one of the attachment charts.

Andrea Runge expressed her concern with wind and weather patterns, especially in the westerly side which is most exposed. The developers assured that this will be carefully considered.

David Bogdenoff was concerned about seismic stability. The project geotechnical engineer discussed the island perimeter stabilization program. He acknowledged the importance of this aspect of the plan.

Jorge Garcia discussed his concerns regarding traffic. The development team responded with a discussion about the ferry, transit and auto transportation improvements

Art Belenson asked about housing types. Jay Wallace discussed the mix of affordable and market rate housing. He also discussed the mix of rental and ownership housing.

George Brown asked about jobs and hiring policies. Jay Wallace responded with commitment to use union labor, local hiring, and conformance with the TIHDI agreement.

Kathrine Moore said she was looking for more of a "celebration" of westside views and was concerned about the ferry plaza being on the east side.

Cathrine Yee said she liked the location of the hotels on the south side of TI as shown rather that on the west side as previously planned.

FX Crowley commended TICD on their presentation.

Liz Hirshorn expressed concern about how much TICD would do what how much "others" would do. Jay Wallace explained that they will be the master developer responsible to see that the plan is completed but that other developers would be brought in to the process to build out various portions of the plan.

The Chair opened up the meeting to public comment from those present.

Herb Meyer of the TI Sailing Center said he was concerned about accessibility. Jay Wallace

confirmed that accessibility issues would be addressed in conformance with all local, state and federal laws.

Peter Thorner of the Board Sailing Center discussed the need for vehicular access directly to the launching point along the shore. He wants to see some improvements for board sailing access.

Amy Mead of the Soul of America Project said they were working to create a large piece of public art on TI and wanted it to be included on a site designated in the plan.

Dan Parker, a YBI resident, said as a view consultant he had concerns that the views were not being taken advantage of to the greatest extent possible.

Vic Slim was concerned about Bay Bridge access. Jay Wallace discussed Caltrans' plans to improve the on and off ramps.

An unidentified TI resident asked about housing density planned on the island. Jay Wallace discussed density relative to SF housing density.

John Caroll of the Treasure Island Museum Association was pleased that the GGIE would have a presence on the island and that his organization would like to help create the new museum.

V. Subcommittees:

Eugene Brodsky suggested that the planning and development committee meet soon and include the CAB members. He felt that it would not be practical for several subcommittees to meet in the near future. Amy Hutzel temporarily appointed the entire CAB to the P&D committee so that each could vote on that committee.

VI. Future meetings will include two special meetings: August 13th at the SF main library and August 17th on TI. Staff will work on publicizing these meetings for maximum public attendance. Eugene Brodsky express his concern that members of TIDA were reluctant to attend the public input meetings.

VII. No report from the P&D meeting committee

VIII. Tim Molinare reported that the outreach committee did not meet but that they are available to help staff with the upcoming public input meetings. Tim suggested that staff put the meeting announcements in the "pink section" of the Chronicle and notify other media.

IX. Nathan Brennan said rehabilitation work still going on on TI. He also said KALW radio would be having a talk show and call in format on July 29th 7:30 PM.

X. Future meetings would include presentations by the Treasure Island Museum Assn. and the marina developers to be scheduled this Fall.

XI and XII. With no further public comment, the meeting was adjourned.

SPECIAL MEETING
Please Note Location and Date

Treasure Island /Yerba Buena Island
Citizens Advisory Board
Tuesday, August 13, 2002 – 6:00 8:00 p.m.

San Francisco Main Library
Latino/Hispanic Community Room
Civic Center – 100 Larkin Street
(Please use entrance on Grove Street)
San Francisco, CA 94102

I. Presentation and further discussion from Treasure Island Community Development (TICD) on the Draft Proposal for the Redevelopment of former Naval Station Treasure Island. (Information Item)

II. Announcements from the advisory board members. (Information Item)

III. Public Comment

IV. Adjourn

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Agenda

Treasure Island /Yerba Buena Island
Citizens Advisory Board

Thursday, August 15, 2002 -- 6:00 p.m.
Treasure Island Job Corps, 655 H Street, Building 442
San Francisco, CA 94130

I. Roll Call

II. Approval of Minutes the CAB Meeting of July 18, 2002 (Action Item)

III. Report on the Treasure Island Development Authority (TIDA) meeting of August 14, 2002. (Information Item)

IV. Presentation from Treasure Island Community Development (TICD) on topics discussed at the TIDA meeting of August 14, 2002 relating to the Draft Proposal for the Redevelopment of former Naval Station Treasure Island. (Information Item)

V. Further discussion on the Draft Proposal for the Redevelopment of former Naval Station Treasure Island as proposed by TICD. (Information Item)

VI. Report from the Chair of the Planning and Development Subcommittee. (Information Item)

VII. Report from the Chair of the Transportation and Infrastructure Subcommittee. (Information Item)

VIII. Report from the Chair of the Urban Design Subcommittee. (Information Item)

IX. Discuss and prioritize items to be reviewed and scheduled for future meetings. (Action Item)

X. Announcements from Board members. (Information Item)

XI. Future Agenda Items (Action Item)

XII. Public Comment

XIII. Adjourn

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SPECIAL MEETING
Please Note Date

Treasure Island /Yerba Buena Island
Citizens Advisory Board
Saturday, August 17, 2002 – 10:00 A.M.

Treasure Island Job Corps, 655 H Street, Building 442, 2nd Floor
San Francisco, CA 94130

I. Presentation and further discussion from Treasure Island Community Development (TICD) on the Draft Proposal for the Redevelopment of former Naval Station Treasure Island. (Information Item)

II. Announcements from the advisory board members. (Information Item)

III. Public Comment

IV. Adjourn

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WILLIE LEWIS BROWN, JR.

Agenda

Treasure Island /Yerba Buena Island Citizens Advisory Board

Thursday, September 19, 2002 -- 6:00 p.m.
Treasure Island Job Corps, 655 H Street, Building 442
San Francisco, CA 94130

I. Roll Call

II. Approval of Minutes from CAB Meeting of August 15, 2002 (Action Item)

III. Report on the Treasure Island Development Authority (TIDA) meeting of September 11, 2002. (Information Item)

IV. Presentation from Treasure Island Community Development (TICD) relating to the Draft Proposal for the Redevelopment of former Naval Station Treasure Island. (Information Item)

V. Submittal of comments to the Draft Proposal from the Chair of the Housing and Community Benefits Subcommittee. (Action Item)

VI. Submittal of comments to the Draft Proposal from the chair of the Transportation and Infrastructure Subcommittee. (Action Item)

VII. Submittal of comments to the Draft Proposal from the Chair of the Urban Design Subcommittee. (Action Item)

VIII. Discuss and prioritize items to be reviewed and scheduled for future meetings. (Action Item)

IX. Announcements from Board members. (Information Item)

X. Future Agenda Items (Action Item)

XI. Public Comment

XII. Adjourn

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September 19, 2002

Treasure Island Development Authority

September 19, 2002

TI/YBI Citizen's Advisory Board
September 19, 2002
6 pm - 9 pm

I. Roll Call

Bogdanoff, Belenson, Breenan, Brown, Knowles-Pearce, Hutzel, Molinare, Delane, Crowley, Garcia, Moore, Shimko, Goncalves

II. Approval of August Minutes - tabled until October

III. Report on TIDA (Proud)

Agenda Items

· 1 year extension of lease with TIHDA for ship-shape building.

· Presentation by TICD: housing types and open space aspects. Q&A.

· Closed session: ongoing negotiations with Navy about acquisition of land; negotiations over TICD.

IV. Presentation by TICD on businessplan, Jay Wallace

Pro-forma

· 2 year pre-development; 10 yr development period in 3 phases

· Revenues generated from: sale of homes, income from existing rental units, ground leases from buildable pads for commercial, commercial leases from existing buildings.

· Ground leases: 66 year life

· 2,800 total units (1207/65% for sale; 659/35% rental) plus affordable units (489 for sale; 446 rental)

· 214 units on sale per year; 4 different housing unit types; $480,000 average home sale price.

· Rentals at existing market rate: 725 units/ $10.6m per year; 112 units for TIHDI

· Commercial revenues: Hotels in Phase 1/year 3 ($766k/yr) and Phase 2/year 6 ($1.7m/yr); Retail/Commercial Ground lease ($969k/yr); Commercial Lease Revenue ($?/yr)

· Income: $390m over 10 years

· Project Costs: $346m

· Public Financing: Revenue Bond ($62.1m) and Tax Increment Financing ($69m)

· $53m TICD equity contribution

· Proceeds beyond 25% rate of return split between TIDA and TICD

· Job impact: total permanent jobs: 2,500

· Assumptions that will not change: Revenue Bond, Tax Increment Financing, Tidelands Trust Exchange, 25% rate of return

Public Comment:

How do TICD and EDC land use plans compare? EDC had 1,000 units; TICD has 2,800 units. Proud: kept conservatively low in negotiations with Navy. Using housing only to extent to have a financially feasible project.

Are 2,500 jobs permanent or construction? Wallace: Permanent.

Contributions of land and financing that City brings to project deserve a healthy rate of return for the City. Risky money put up front deserves a higher rate of return. Money returned to City would go to other public amenities.

V. Housing and Community Benefits Subcommittee:

Goncalves went through Housing and Community Benefits handouts from subcommittee meetings.

Housing - Unanimous approval to send this on to TIDA.

Community Benefits - with removal of 7) name 2 islands collectively and 21) bowling alley, unanimous approval to send this on to TIDA.

VI. Transportation and Infrastructure Subcommittee

Brennan went through T&I handout from subcommittee meetings.

Add: "serious consideration given to renewable energy powered ferries"

Unanimous approval of T&I comments with exception of #8 (% of car use).

#8: "25%": 1 in favor, 13 opposed

#8: "to minimize peak hour trips and meet the transit first policy": unanimously approved.

VII. Urban Design

Shimko went through urban design handout from subcommittee meetings.

Add: positive statement about wetlands

Unanimously approved for submission to CAB.

IX. Announcements, Future Agenda Items

TI Community Picnic: October 18

Karen to present our thoughts to TIDA Board. Cover memo on top of community benefits, housing, transportation and infrastructure, and urban design handouts.

October: Marina Plan, TI Museum

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WILLIE LEWIS BROWN, JR.

* NOTICE *

The regular monthly meeting of the Treasure Island /Yerba Buena Island Citizens Advisory Board for Thursday, October 17, 2002 has been cancelled.

The next regularly scheduled meeting of the TI/YBI CAB will be held on November 21, 2002 at 6 p.m. Treasure Island Job Corps, 655 H Street, Building 442.

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Treasure Island Development Authority

November 21, 2002

TI/YBI Citizen's Advisory Board
November, 2002
6 pm - 8 pm

I. Roll Call

Brennan, Brodsky, Brown, Knowles-Pearce, Goncalves, Hutzel, Hirschhorn, Molinare, Moore, Runge, Wonzer

II. Approval of September 19 Minutes - approved

III. Correspondence to the CAB

Letters from SF Boardsailing Association and Arc Ecology

IV. Report on TIDA meetings of Oct 9 and Nov 13, 2002 (Proud)

· Get from Liz Hirschhorn or Stephen Proud (I was not there yet)

V. Treasure Island Museum Association Presentation by John Carroll,

See handout.

Q&A

Wonzer: What area in Building One is needed?

A: Renovate space; small offices upstairs and museum and event space downstairs.

Moore: Have they talked with Smithsonian or National Air and Space Museum?

Hirschhorn: What physical improvements would be needed to house collection?

Brodsky: Discussions with TICD? This is the right time to talk with them.

A: Want to go to TIDA next and any other groups.

Brennan: Where is collection now?

A: With Navy on TI. They have not seen it since forced out in 1997. Went to SFO and was then returned to Navy.

Molinare: Is Bldg One part of Marine Project. A: No

Wants to put an action item on future agenda to support the Treasure Island Museum

Association and encourage MOU with TIDA.

Proud: TIDA took hands-off approach until SFO returned collection to Navy. Goals are to keep collection together and figure out what status and standing mean to Navy. Navy looking for agency that meets X,Y, and Z criteria to take collection. TIDA does not currently meet criteria.

Treasure Island Museum Association (TIMA) chartered in 1976 by Navy for purpose of running museum. Navy asked for proposal from TIMA in 1996 to remain as managers of collection. Navy chose SFO. SFO gave up collection in 2001. TIMA needs to figure out governance piece to meet requirements of Naval Historical Center.

Annmarie Connaroe talked with Navy about museum, how to meet requirements. TIDA looking for partners, such as TIMA. Ultimate goal: retain collection, bring it back to Bldg One, work with developer.

Peter Summerville, TIDA staff, noted that working with Navy on this is going slowly.

Public Comment: George Riley noted that Navy relationship with TIMA soured with last CO. TIMA is flexible on needed floor space. The anchor for Marine Corps is the mural in Bldg One, which was dedicated by Marine Corps.

Knowles-Pearce noted that we need to revisit this issue in a future meeting.

VI. Amend Bylaws

Replace half a credit with a full credit for subcommittee meetings.

Motion by Molinare to replace "12 month period" with "calendar year" lost 6-7.

Resolution to change bylaws as proposed (on handout - Exhibit A) passed unanimously.

Discussion of holding meetings on mainland once/quarter or every other time. Discussion will be taken up in January.

VII. Meeting next month is December 19. Discussion about canceling meeting or having a party instead, perhaps with RAB. TBD. If developer proposal comes in on deadline (which Proud indicated was unlikely) we may want to meet earlier.

VIII. Announcements

Brennan: RAB update

Day Care Center - DTSC working with Navy to resolve issue.

Site 12 document out.

Goncalves: Invitations to TIHDI Phase III open house (50 apts). Dec 12, 10-noon in Family Services Space.

IX. Future Agenda Items

Molinare:

We should review proposal on Marina even if developer doesn't attend to present.

We should revisit TIMA standing as an action item.

Hirschhorn: Election of new officers in February?

X. Public comment - none

XI. Adjourn

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Treasure Island /Yerba Buena Island
Citizens Advisory Board Meeting for
Thursday, December 19, 2002 has been
cancelled.

The Treasure Island /Yerba Buena Island
Citizens Advisory Board will have a
Holiday Gathering
Thursday, December 19, 2002
6:00 – 8 p.m.
Paragon Restaurant and Bar
701 Second Street at Townsend Street
San Francisco, CA 94107

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